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GOVERNMENT REPLIES TO HOUSING CRITICISMS

Crowds Cheer Princess

London, July 10.
Princess Elizabeth put on her diamond engagement ring for the first time today and made her first public appearance as the fiancée of Lieutenant Philip Mountbatten.

She got cheers from a crowd in front of the Palace when she left with her sister and her parents for the unveiling of the statue of the late King George VI in Westminster Abbey, where she will almost certainly be married, but it was at the Abbey that the tremendous interest in the engagement really manifested itself.

Thousands of people crowded the district to cheer the Princess, and extra police, including mounted constables, had to be summoned to head off traffic in the congested area.

Philip did not attend but is expected to be at the garden party at Buckingham Palace in mid-afternoon if it is not cancelled by rain.

Meanwhile, there are suggestions that the handsome couple plan their honeymoon trip to one or more of the Dominions and possibly the United States. When cameramen offered their congratulations the Princess, smiling, replied: "How sweet, thank you very much. We are very happy." The Princess wore a dress of daffodil yellow silk.

The King and Queen were reported today to be arranging a family party for Buckingham Palace on the afternoon of July 22 primarily so close relatives of Philip can meet the Royal Family. Among those expected to attend are his mother, Princess Alice, his first cousin, Princess Katherine of Greece, Queen Mother Mary and the Duchess of Kent.

Princess Elizabeth and Prince Philip visited Queen Mary at her residence for 10 minutes this afternoon and received her congratulations.

The Royal couple drove to Marlborough House in drizzling rain. A small crowd cheered them as their car drove in the driveway from the Mall.—United Press.

The Weather

Pressure is low over Japan and depression is centred in the middle Yangtze Valley and over the Gulf of Tonkin. Pressure remains relatively high in the ridge from the Bonins to the Philippines and Borneo.

Today's Forecast: Light S to E winds, partly cloudy with showers.

Yesterday's Weather: Maximum 88.5 deg. F. Minimum 71.6 deg. F. Rainfall: 0.4 in.

Wind Direction: E by S 8 knots. Wind Force: 5 to 8 knots.

Barometer: 29.73 in. Hg. at 10 a.m. Humidity: 75 per cent.

Rel. Humidity: 75 per cent. Dew Point: 70 deg. F. Wind Direction: E by S 8 knots.

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"Unanimous Desire And Resolve Of Council Members To Help" A Practical Scheme Now Under Discussion

Strong replies to last week's criticisms of Government's Housing Policy were made in Legislative Council yesterday by the Hon. Mr. D. M. MacDougall, Officer Administering the Government; the Hon. Mr. R. R. Todd, acting Colonial Secretary; and the Hon. Mr. V. Kenniff, Director of Public Works. At the conclusion of the debate on Government's amendment to the original motion, the Hon. Mr. D. F. Landale called for a division. The eight official members, including the Officer Administering the Government, voted in favour of the amendment; the seven unofficial members voted against. The motion was carried.

"It can be small comfort to these dispossessed and exploited citizens to listen to debates proving that miracles cannot be performed even though—I hope—the patent sincerity of all who have spoken may have convinced them of the unanimous desire and resolve of all members of this Council to help them," said Mr. MacDougall, referring to the many in Hong Kong without homes.

"Packed in their hot, insanitary 'un-private quarters, they must be sick of promises and of words. I am not going to make any promises and I am going to say only a few words more. It is to make it clear that Government has accepted the responsibility for tackling this emergency. The solution brooks no delay and we are pledged to find one."

The amendments to last week's motion were proposed by the acting Colonial Secretary and seconded by the Director of Public Works. The Attorney-General supported them. As amended, the motion carried by the official majority reads:—

"That this Council notes with grave concern and disappointment the situation in regard to housing recorded in the Hon. the Colonial Secretary's statement on June 19th, 1947, and is of the opinion that:—

"(1) Government should continue to regard the solution of this question as one of the utmost urgency.

"(2) Government should vigorously pursue its policy of rapid and extensive building, both domestic and office, for its own use, and

"(3) While bearing in mind the present and future interests of the Colony, Government should by all means within its power encourage building schemes for civilian use, should actively encourage private building to the utmost possible extent and should keep under constant review decisions of policy and legislation in order to ensure that there is no unnecessary delay or impediment."

MR. R. R. TODD Government Far From Satisfied

Moving the amendment, the acting Colonial Secretary said:—

"I rise to move the motion standing in my name, which is to the effect that certain amendments set out in the Order of Business be made to the motion proposed at the meeting of this Council on July 3rd by the Honourable Mr. F. Landale and seconded by the Honourable Mr. M. K. Lo. As I stated at that meeting the original motion as proposed and seconded, and supported by each of the Honourable Unofficial Members in turn, is unacceptable to Government.

"I have been told that the Government is far from satisfied at the present situation in regard to housing, but that is not to say that Government concedes that there has been no progress or little progress since the re-occupation, which took place at the end of August, 1945, just over 22 months ago.

"The first task of the re-occupying force was the establishment of law and order and the restoration of the services essential to the health of the community. Owing to the sudden end of the war with Japan this occupying force came with almost empty hands. They achieved good results in an exceedingly short time. I need not go into details which are well known to all. But I do not think anyone expected them to commence building houses during the period of their administration, although they did, in addition, to their many other tasks, rehabilitate sufficient buildings to enable civil government to be restored at the end of eight months.

"It has been estimated that during the short period of actual hostilities and the three years and eight months of the enemy occupation about 70 per cent of the non-Chinese and about 10 per cent of the Chinese accommodation was rendered uninhabitable by destruction and neglect. That there was the extent of the housing problem to be solved. May I remind Honourable Members that this destruction fell on a Colony already seriously overpopulated with accommodation. This Colony is equipped with services, including accommodation, for a population of about one million people, whereas in fact since 1937 it has had a population approaching two million. Nobody, Government or private enterprise, has had a fair chance to deal with these overriding conditions, the operative period being taken up with preparations for war, war itself and the aftermath of war.

"It is true that under the Japanese occupation the population dropped to about half a million, but since the re-occupation the population has trebled or more than trebled in 22 months. Hong Kong, generally overcrowded, has become more overcrowded than it has ever been before. What has been done?

"Some three to four thousand premises have been rehabilitated, but the problem of overcrowding seems to be as acute as ever and, as I pointed out to this Council previously and as my Honourable friend Mr. Landale has re-affirmed, even when all the buildings capable of being rehabilitated have been put in order the housing needs of the Colony will not have been met.

"Utmost Urgency
"The emphasis in the comparatively near future must be on rebuilding rather than on rehabilitation. Government does and will continue to regard the solution of this question as one of the utmost urgency. As has been stated before, apart from

Uproar In House Of Commons

London, July 9.

The arrival of a suitcase in the House of Commons today caused an uproar among Members of Parliament and obvious embarrassment to the Labour back-bencher, Charles Royle, its owner.

Suitcases, ruled the Deputy Speaker, are definitely out of order in the Commons Chamber. Despatch boxes, yes, but definitely no suitcases.

Mr. Hugh Dalton, Chancellor of the Exchequer, was trying to move an amendment to the Budget when shouts of "Order" began as Mr. Royle walked in with his suitcase, placed it on a bench beside him and then moved away, leaving it in the same spot.

After Mr. Oliver Stanley, former Conservative Colonial Secretary, had protested, Mr. Royle apologised to the Speaker, picked up the suitcase and walked out.

When he paused near the exit and sat down apparently to hear the end of the comments of the incident, he was ushered out by an attendant.—Reuter.

Canton Exchange Move

Canton, July 10.

A move intended to attract remittances into Kwangtung and away from the foreign banks in Hong Kong has been made with the announcement that the Kwangtung Provincial Bank is now authorised to handle foreign exchange for overseas Chinese abroad.

According to Chinese banking law, only the Bank of China, a state institution, is authorised to handle foreign exchange.

Kwangtung, however, has the greatest number of overseas Chinese living in foreign countries, and the Ministry of Finance has accordingly made this special move to attract their remittances, which hitherto have gone into the banks in Hong Kong.

A spokesman reveals that the Kwangtung Provincial Bank hopes to increase its branches abroad in order to facilitate "these enormous remittances."—KPN.

ON OTHER PAGES

Page Six: Housing Debate; Editorial.

Page Eleven: "Jimmy" Testifies at War Crimes Trial.

Page Twelve: The Test Match.

Page Thirteen: Cowie Discharged.

the reluctance of owners to build at present, high building costs, the main reason against rapid progress in rebuilding is the impossibility of obtaining rapid bulk supplies of certain materials which are essential. (Contd. on Pages 2, 3 and 9)

TRAINING FOR COLONIES

Singapore, July 10.

Under a ten-year £1,500,000 colonial service improvement scheme, nine officers of the Malayan Union Government—six Europeans and three Malaysians—have been selected to go to England shortly for special training for colonial service.

The course, which was inaugurated by the Duke of Devonshire, consists of a post-war training for the colonial service, consists of a summer school at Oxford, followed by two University terms.—Reuter.

No Rice For Export

Saigon, July 9.

Indo-China is not able to spare any surplus rice this year for food-short areas in Southeastern Asia.

An exception has been made, however, for China, which is expected to receive 3,500 tons of rice this month from Saigon. A large portion of this quantity—about 2,000 tons—which had earlier been earmarked for India has been diverted to China.

This rice denied to India is to be made up by a proportionately stepping-up in July and also by a shipment for that country from Burma.

The total area of land under rice cultivation in Indo-China this year has been reduced by nearly one-half, because of "internal troubles."—Reuter.

Envoys Victimised

Buenos Aires, Argentina, July 10.

Thieves "took advantage" of the general confusion during the celebration of Independence Day on Wednesday to enter the hotel rooms of the Chinese, Swedish and Rumanian Ambassadors and steal their wives' jewellery.

The wives of Swedish Ambassador Olg Gisle and Chinese Ambassador Chow Chien suffered severe losses while the Rumanian Ambassador's wife merely lost a ring and other trinkets.

The thieves, believed to be members of an international gang, got away without leaving a trace.—United Press.

Rescue Drama In Heavy Seas

Tokyo, July 10.

Two Japanese tugs from Hokkaido ports, battling heavy seas and poor visibility, are on a United States Navy rescue mission for the 40-man crew of the grounded Philippine freighter "Dona Trinidad," but up to noon today (Tokyo time) the fate of the men was still unknown.

The "Dona Trinidad" was reported to be breaking up in Russian territorial waters after grounding in a calm, foggy sea on June 24. One American is among the shipwrecked.

The U.S. Navy said rescue operations were hampered by heavy seas, swept up by a storm which swept Japan last night. No planes are participating in the rescue work.

The tugs, left the ports of Muroran and Wakkanai and earlier it was hoped they would reach the scene of the accident at Niijo Gun, a rock off Saghalien, soon after daybreak today.

The Navy said the crew sent an urgent SOS when the seas started breaking up the ship yesterday and the message was forwarded to the United States Navy by the Japanese post office in Hokkaido.

The "Dona Trinidad" said that though it was in Russian waters there were no Russian ships near and it was unable to contact any possible Russian rescuers.

JET-PROPELLED SAUCER!

North Hollywood, Calif., July 10.

Construction engineer Russell Long reported today that a flying disc 30 inches in diameter and apparently radio-controlled struck the side of his house and landed in a flower garden.

Long called the Los Angeles fire department which carried off the disc for inspection after it had ceased emitting smoke.

Long said the disc was made of two sheets of galvanized iron with a fairly sharp edge and about five inches thick in the centre. It said it contained what appeared to be a glass radio tube.

He added: "Two exhaust pipes extended from a circular device. They were made of half-inch tubing and extended about four inches from the rim. Across the top was a fin which ran from the centre to within a few inches of the edge and, apparently, gave the device stability. It also had a rudder."

Acrid Smell

Long said the disc continued to smoke for more than 10 minutes after it fell into his garden and that when firemen tipped it over it emitted an acrid smell.

Long declared: "It obviously is a jet-propelled radio-controlled mechanism—there is no question about that."

He said the device came to rest with a dull explosion and a flash of blue light that could be seen for a block around. "I stood five or six feet away and could see the radio tube glowing with a reddish light," Long said. "The entire disc was warm but not hot. I am not a radio engineer and could not tell if the tube was of foreign make."

Welded Edge

"I have been an engineer" for a long time and have done some work for the Navy but I have never seen anything like this before," Long said.

Both the army intelligence and the Federal Bureau of Investigation sent investigators to the scene.

Battalion Chief Wallace Newcombe, of the Los Angeles Fire Department, said he had investigated Long's find but was not convinced of its authenticity. "It does not look to me like it would fly," he said.

Newcombe said the disc had a welded edge and that a radio tube was flush with the top of the aluminum painted device. Protrusions of the tube extended through the bottom of the plate and wires led from them to

Atomic Secrets Taken As Souvenirs

Washington, July 10.

Senator Hickenlooper, Republican, of Iowa, told the Senate today that two souvenir hunting soldiers removed "certain important documents" from the atomic energy files at Los Alamos, New Mexico, in March 1946 but that Federal Bureau of Investigation agents had recovered the papers.

So far as he knows no damage was done to the security of the atomic secrets, said Hickenlooper, who is chairman of the Senate and House Atomic Energy Committee.

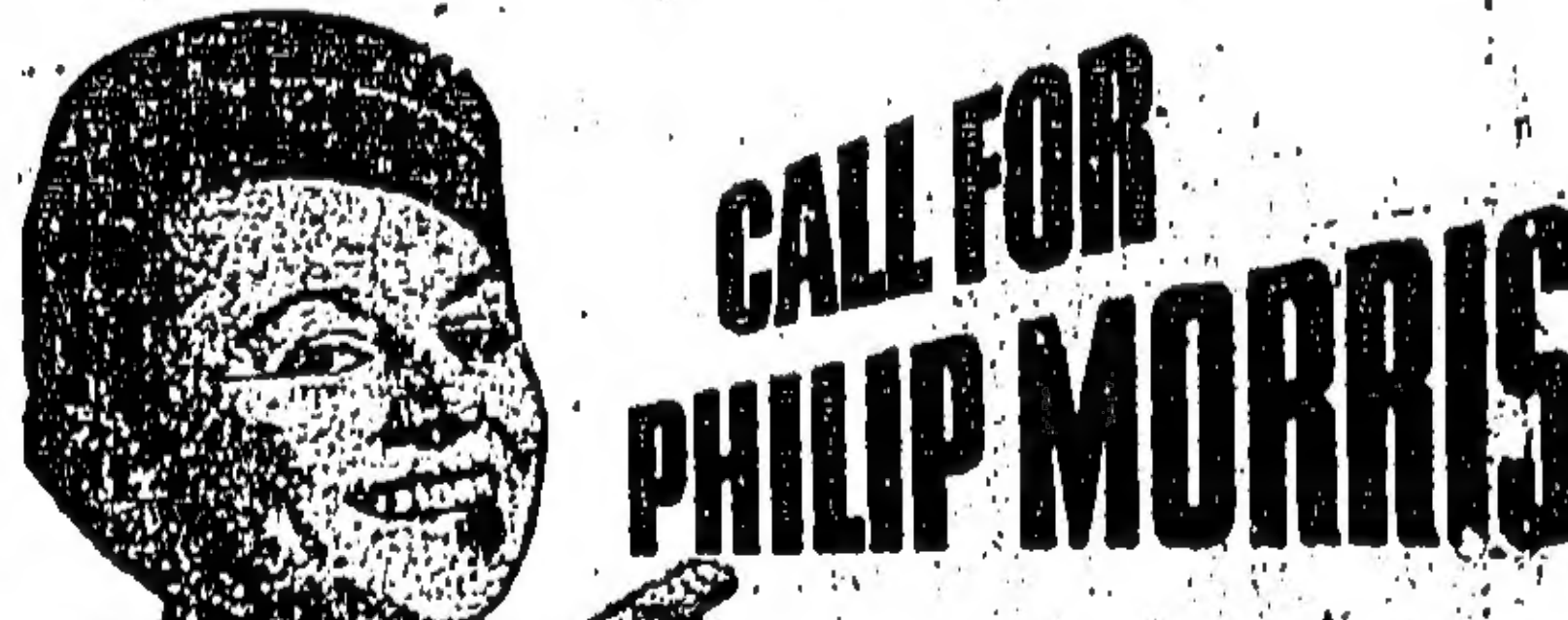
He said the secret data were taken from the Los Alamos testing station by two former sergeants before their demobilization.

The Department of Justice still has the case under consideration, he said.—Associated Press.

to a campaign in which they cannot be provided with adequate air support is "to court disaster," he added.

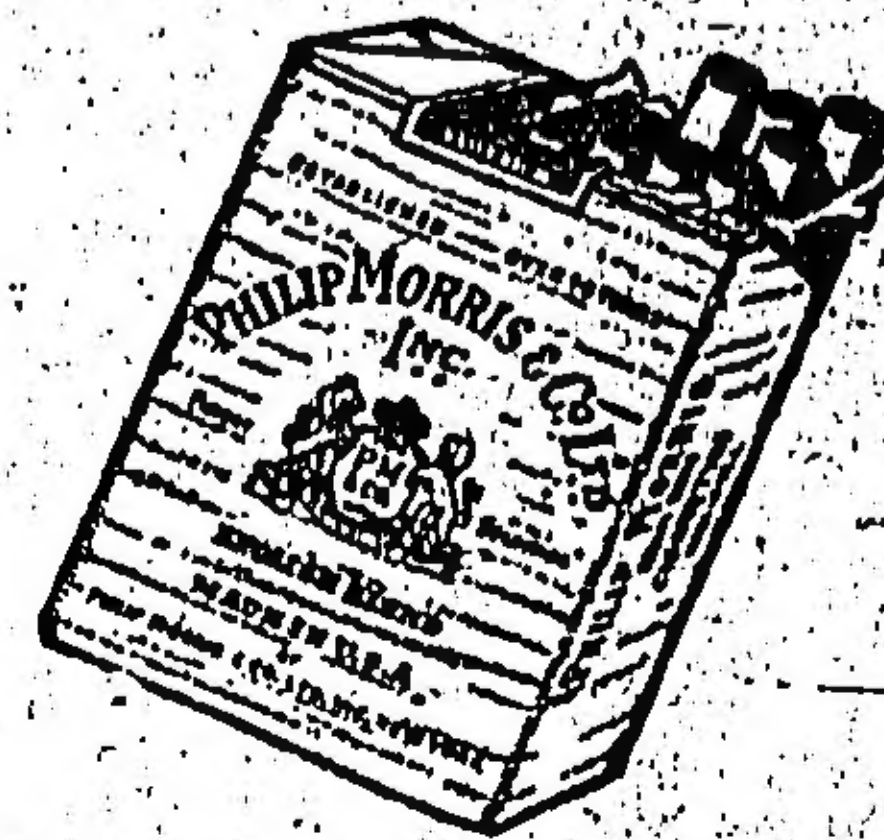
The despatches show that the Commander-in-Chief, drew important lessons from the Norwegian campaign, which were to assist the Allies in the later phases of the war.

He decided that no useful purpose could be served by sending troops to operate in an undeveloped and wild country, such as Norway, unless they had first been thoroughly trained for their task and their fighting equipment and method had been prepared in advance.—Reuter.



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GOVERNMENT REPLY TO HOUSING POLICY CRITICISMS

(Continued from Page 1)

"In spite of what has been said to the contrary by Unofficial Members in this debate, these difficulties are real, very real. It is easy to say, for instance, that well over 1,000 tons of reinforcing steel can be immediately obtained locally and there is more on the way. That may be so, but nothing is said of the quality of that steel or of its price. I must, however, tell this Council that a telegram was received only a few days ago from the Secretary of State for the Colonies to the effect that the iron and steel position in the United Kingdom, already bad enough, has worsened considerably and that it is desirable to reduce Colonial requirements of iron and steel to the absolute minimum.

"I re-affirm that Government will pursue its policy of rapid and extensive building for its own use in order to equip itself with accommodation for its officers and thus release other premises for the general public, but I cannot ignore—no one can ignore—the serious handicaps imposed by shortage of materials and shortage of staff, for which there is no quick solution.

Crown Leases

"I now come to paragraph three of the original motion and to the new paragraph which I am proposing should be substituted therefor. I emphasize that Government recognizes its duty to encourage, and will encourage, private building schemes provided that the schemes are practicable—there again the question of the availability of building materials is very relevant and provided that, if financial assistance from Government is sought, the schemes are financially sound. Government's purpose is the public's purpose and must be safeguarded.

"This brings me to the subject of the so-called renewal of 75-year Crown Leases which has occupied a disproportionate place in this debate and which, most I submit, be put in its proper perspective. The present and future interests of the Colony as a whole, the general community, and not a section of it, must be constantly in Government's mind. Government regards as particularly unacceptable the views which have been expressed to the effect that its present policy in regard to these leases is 'unfair and oppressive' and is a serious impediment to private building.

"It is a stated during the subject of this debate that the subject of the so-called renewal of 75-year Crown Leases is one of great importance to the community generally. I venture to suggest that this is overemphasis. Of all the many thousands of 154 in this Colony there are only 1,344 in respect of which 75-year leases have been issued. Of these 183 (including 76 in the Hill District) are on the Mainland, since Government's announcement of policy regarding these leases was made in June, 1946, only some 80 applications for renewal have been received in spite of the specially generous terms offered by Government in respect of applications made within one year of the date of announcement. It hardly seems, therefore, that the renewal of these leases is of great importance to the community generally or indeed to the vast majority of the leaseholders themselves.

Not Simple

"I would also correct the impression that the question is simply one of whether holders to 75-year Crown Leases which are expiring should or should not be granted a new lease. It is not so simple as all that. The holder has no legal right whatsoever to a new lease. Thus Government is entitled on the expiry of an existing lease to grant a new lease, for the whole or part of the lot, on such terms and conditions as it thinks fit, either to the previous leaseholder or to some other person. But it was agreed in 1940 that favourable treatment of a tenant who had faithfully discharged his contractual duty would be justified.

"The position before the outbreak of the war in 1941 was that it was understood that fresh leases would be granted on payment of a Crown Rent re-assessed in the light of the changed conditions. Government had not announced, as the Honourable Mr. Lo pointed out, whether or not a premium would be required, although the greater part of the tenants concerned had manifested a strong objection to the payment of a premium as such. The question of a new building covenant hardly arose in those pre-war days, since buildings were already erected on the lots. The main consideration was that the buildings already erected, in accordance with the building

covenant in the expiring lease, should be maintained in good repair.

"The above represents the pre-war position. Since the war the matter of these leases has assumed a new importance by reason of the widespread destruction of property, particularly residential property in the Hill District. The rehabilitation and new erection of residential property has become a matter of great urgency and property-holders who hold under leases which have only a few years to run have naturally been anxious to know the terms on which new Crown Leases will be granted before they undertake the very heavy expenditure which rehabilitation or new construction will entail.

Innovations

"It was to meet that situation that within a month of the institution of Civil Government, in June, 1946, Government issued a notification designed to acquaint the public with its policy. The majority of the terms embodied in the notification are what is called 'common form' to the terms of grants made when there is a surrender of the outstanding portion of the term of an existing lease and the grant of a new lease, but certain innovations were introduced to cover points on which there had been agreement before December, 1941, or which arose particularly out of the destruction due to military operations or to looting.

"If normal conditions had prevailed, effect might have been given to the pre-war proposal that the premium should be reduced in proportion to the good condition of the premises on the expiry of the term. Unfortunately in very many cases the premises have been almost completely destroyed and with the present high cost of labour and materials the cost of rehabilitation or of new construction will exceed the original cost of the building and may generally exceed the amount of any renewal premium.

"In order to encourage leaseholders to undertake the rehabilitation or new construction which is desirable to meet the housing requirements of the Colony, Government indicated that applications would be entertained for the remission of the premium to the extent of one-half of the cost of rehabilitation of the buildings. This means in effect that in the majority of cases there would be a complete remission of premium. A further concession was made that in grants of new leases approved on applications made within one year of the date of the announcement, the Crown rent would be re-assessed in accordance with the scale applicable to the locality in the period immediately before the outbreak of the war in 1941 and that the amount of the premium would be based on land values in the locality during that period.

Absurdly Low

"Government's whole interest in the adequate development of the leased area in accordance with the needs of the community, and this has been made a condition precedent to the grant of any new Crown lease. This entails the imposition of a building covenant appropriate to the nature and locality of the lot. The measures to ensure adequate development of leased areas are considered particularly necessary in respect of some of the lots which were the subject of the earliest leases, as not infrequently large areas were granted with wholly inadequate safeguards for their development. Two such large lots were referred to by the Honourable Mr. Lo in his speech.

"The Honourable Mr. Lo, in contending that the original building covenant imposed when the expiring lease was originally granted, should be re-imposed unchanged in the new lease, apparently takes no account of changes in the economic circumstances of the Colony and in the relative importance of particular sites in the Colony, nor of the fact that many of the original covenants were fixed at an absurdly low figure.

"The housing needs of the community have increased, while the number of available building sites has not. So what has been called Government's repressive and unfair policy in regard to the 75-year leases comes into its own. Government foregoes its legal right to take the thing back, lock, stock and barrel. It foregoes its right to take possession of the building in good order; it foregoes the premium on the new lease; it sells the lots at their 1941 value and it re-assesses the rent by the same standards.

Minor Factor

"The land tenure question involved in the matter of the

seventy-five-year Crown Leases is a comparatively minor factor in its effect on the present housing crisis. In its policy regarding these leases Government regards itself as the trustee for the tax-paying community. It must bear in mind the present and future needs of the community, which are far different from those of nearly 75 years ago.

"In the circumstances, I submit in all sincerity that Government's policy in regard to these leases is neither unfair nor repressive and that consequently the amendment to the third paragraph of the Honourable Mr. Landale's motion, which amendment I am now moving, should be endorsed by this Council."

MR. V. KENNIFF Government Policy Misinterpreted

Seconding the moving of the amendment, the Director of Public Works, the Hon. Mr. V. Kenniff, said:—

"I am very glad to have the opportunity afforded by this debate to set out certain of the reasons why the motion moved by the Honourable Mr. Landale should not, in its original form, be passed. I trust that after I have reviewed some of the ground traversed by those Honourable Members, who spoke in support of the original motion, it will become apparent that, either they have been misinformed on certain aspects of this very important matter, or, secondly, have misinterpreted the actions and policy of Government, or in the third place they have not been made aware of the full facts of those specific cases which have been quoted in support of their arguments.

"If I am successful in indicating where Honourable Members have not been correct in their very stringent criticisms of Government policy and its implementation, I hope that Honourable Members will see their way clear to vote for the amendment to the motion which has been moved by the Honourable the Colonial Secretary.

"When the original motion was tabled, I looked forward with great interest to hear from the addresses of Honourable Unofficial Members clear and practical suggestions for the quick solution of the Colony's No. 1 problem, namely, housing. This Honourable Council, the Government, and the public would owe a deep debt of gratitude to whoever found the quick and practical solution to this world wide problem. I regret to say I left this Council Chamber on Thursday last no wiser than when I entered it.

Solution Missing

"I heard speeches from all my Honourable Friends and Unofficial Members. I heard much constructive and even bitter criticism concerning the shortcomings of Government, but that quick practical solution I hoped to hear was unfortunately missing.

"Before I proceed or refer in detail to some of the points which have been raised in the debate on this motion, confusing as they all are, I should like to outline as briefly as I can the problem as I saw it on my arrival in this Colony a little over a year ago, and the line of approach which has been made by Government to deal with it up to the present time.

"The problem was to render habitable as quickly as possible all those buildings which it was possible to repair, and as soon as the necessary staff was available, to undertake the design and construction of new buildings to replace those which were unrepairable. This was the policy which I recommended and which was approved by Government.

"Much emphasis has been laid on the fact that so little has been done in almost two years after the reoccupation of the Colony. In those countries which were never occupied by enemy forces, building work, except for war purposes, was halted during the war period; they now have arrears of building and maintenance to undertake; those countries which were attacked and occupied by enemy forces have a heavier and bigger problem confronting them, namely that due to the cessation of all building work plus the damage due to war.

Formidable Task

"Hong Kong falls into the latter category and its problem is therefore, in the class of heavier and bigger tasks than that in most other Colonies. But in addition to the task of providing the buildings required by the Public Works Department was confronted with almost equally heavy demands, as a result of lack of maintenance, and war damage, in regard to such

essential services as road and streets with their lighting, water supplies, harbour works, drainage works, and the provision of schools and hospital accommodation. Added to these was the legacy of collapsed and collapsing Japanese tunnels. The task was a formidable one.

"As to housing, the Colony had been denied of supplies of every description, including those required for repairing buildings and erecting new buildings. Missions were sent to various countries in an endeavour to obtain urgently needed supplies. But for the most part those countries had not sufficient supplies for their own needs and a little was obtained but not enough.

"But the work of rehabilitation could not be allowed to stop. I would suggest that the period of Military Administration be not forgotten, but that it be deducted from the period of 22 months (and not 2 years), which has elapsed since the reoccupation, and that any criticism be confined to the period of the past 14 months, which after all marks the period during which the bulk of the community now resident in the Colony returned to take up once again the threads which had been broken by the occupation of the Colony by the enemy.

Poor Response

"Much has been accomplished in that 14-month period and it has even been said in many places that Hong Kong's recovery has been more marked than in any other area of the Far East. That it is not sufficient to meet all requirements, I admitted, but I submit that when world conditions and local resources during the period are taken into account the Colony has nothing for which it need apologise.

"Immediately after the re-occupation of Civil Government the main concern of Government was first to house its own servants. At the same time other steps were taken to encourage the rehabilitation of private buildings. I may say the response was poor. In reply to a question asked by the Honourable Mr. M. K. Lo in this Council on 21st November, 1946, the Honourable Colonial Secretary stated:—

"Government invited property owners, by a notice in the Press on June 25th, to notify the Director of Building Rehabilitation of their plans and difficulties. Only five applications were made in response to this invitation, four for financial assistance and one in connection with property demolished by the Japanese in the extension of Kai Tak airfield. In one case a loan has been arranged with the Banks. No applications have been received in consequence of Government's offer, to consider the reconstruction of demolished properties, on behalf of the owners."

Limited Staff

"The response indicated that whatever was holding up building operations it was not finance. The numbers of applications since received could be counted on the fingers of one hand.

"As to its own housing problem the Government's technical staff was, and still is, limited in numbers, but the restoration and repair of Government dwellings which were repairable was pressed on, as well as the repair of schools, hospitals, and the like. During the 14-month period, 648 quarters have been repaired which now house 4,760 Government servants and their families. This represents a considerable effort but unfortunately many Government officers are still without houses. During the same period, 127 buildings were restored in order to enable the functions of Government to be resumed.

"As staff returned, the design of new residences to replace those which could not be repaired was also put in hand, and if building materials in sufficient quantity can be obtained Government quarters will be erected according to plan. When the end of that phase of work is in view then we will go on to plan and execute other essential building work.

"I wish to assure Honourable Members that the Architectural Staff of the Public Works Department, depleted in numbers as it is, has not been a moment idle since their return from recuperative leave. They have wholeheartedly thrown themselves into their work, have worked incessantly, and for long hours of overtime, and often for seven days a week in order to press on rehabilitation both by the restoration of existing buildings, and the design of new buildings. I am glad to be able to pay this public tribute to their loyal and self-sacrificing work."

Two Issues

"So much for the plans for Government building, which I have thought it desirable to out-

line to Honourable Members. I will now endeavour to reply to some of the points referred to by Honourable Members in their speeches to this Council on July 3rd, and in so doing I propose to separate the two broad issues, and deal firstly with housing, building schemes, and the materials which go in their construction, and secondly with matters affecting the land on which these buildings are erected.

"Both the Honourable Mr. Landale and the Honourable Mr. Gillespie have referred to building schemes, and the delay which has been encountered in obtaining terms under which Government would be prepared to alienate land for such schemes. I should like to remind Honourable Members that for the protection of absent citizens the policy was adopted that there would be no sales of land for a period of 12 months from the date of reoccupation of the Colony, which gave the Civil Government four months in which to assemble staff and records to deal with applications received in the interim. Although it is true to say that application was made in the case of one scheme in May, 1946, the applicants were informed of the position, and Government was unable to offer terms before the expiry of one year from the date of the reoccupation.

Lack Of Planning

"During that period Government sought and obtained permission of the Secretary of State to dispense for a period of one year with auction sales in the case of approved building schemes. One of the main reasons advocated for this departure from previous practice was that the preparation of a scheme for building many houses involved considerable expense in survey and planning by architects, and it would be unfair if after incurring such expenditure of time and money the scheme promoter of such a scheme was outbid at auction by some speculator. This was a very sound precaution.

"I regret, however, to say that most of the schemes so far put forward have been characterised by lack of any serious planning. The majority have been impracticable in application, and speculative in character, and in several cases the Public Works Department has had to survey the areas, and point out to the promoters the impossibility of their schemes.

"In the case of the scheme at Repulse Bay to which the Honourable Mr. R. D. Gillespie has referred this procedure had to be followed, I have good reason to believe that the promoters of this scheme underestimated the cost of the buildings they intended to erect and availed themselves of the opportunity of withdrawing their application, when terms of sale by private treaty were offered them, on the plea that certain of their clients had made other arrangements, and the remainder considered the terms offered by Government would make the cost of building too high. I derived the strong impression that they were glad of the excuse to back out.

Not Unreasonable

"As the Deputy Director of Public Works has now left the Colony I am unable to check the statement that during the preliminary negotiations he stated he would be prepared to recommend a price of 35 cents per square foot for the sale of the land but I have his final written recommendation for a price of 37½ cents per square foot. The particular syndicate to which the Honourable Member refers dropped the scheme, but I am able to inform Honourable Members that an application was immediately lodged by another undertaking, which has been readily agreed to the same terms and will proceed in the near future with the erection of about 17 residences on the area which has now been allocated to them by private treaty.

Stubbs Road

"The second case is an inland lot on Stubbs Road where the Building Covenant expired in 1934 and two extensions of time were granted without penalty. Certain buildings were erected during the extended period on two sections of the lot, and later assigned. The Building Covenant has not yet been completed on the balance of the lot and an unbuild area of about 200,000 square feet of formed but undeveloped land remains. Its value at date of sale was \$30,000 and it is now worth \$600,000.

"Next, and area of 171,190 square feet in Kowloon, having a valuable sea frontage, still remains undeveloped and is used for open storage purposes. Its original value was \$17,101 and it is now worth \$855,950.

"The last case I shall quote is also in Kowloon. The area is 93,560 square feet and developed only has been developed by the erection of ten small houses. The original

value to the purchaser of the still undeveloped portion was \$2.53 and \$3.89 respectively. By private treaty the sponsors of the scheme have obtained the land at one third to one quarter of the price of the open market value. Surely the Honourable Mr. Gillespie would concede this is not ungenerous, and that too much was not asked of his particular scheme?

Jardine's Lookout

"As regards the Jardine's Lookout site also referred to by the Hon. Mr. R. D. Gillespie, there have been several proposals for the development of this area. Two in fact are now under consideration. One of them has, I fear, had little thought given to it, and has taken no account of the natural features of the area. In answer to the Honourable Mr. Gillespie's question as to whether this area is available, the answer is that the land is available, like any other Crown Land, for any well devised scheme.

"As the Honourable Mr. Gillespie says, this is a large area and its development will result in fact in a complete residential Colony. The particular application to which the Honourable Member has referred to as being lodged on May 13th, 1946, could not under the policy to which I have referred, be granted before September, 1946, but the applicant, admitted as late as February, 1947, that a layout of the proposed area— which I would ask you to remember was to be a complete residential Colony—could not be furnished because a survey of the site had not been completed, and the various clients had to be consulted to ascertain whether they would be prepared to go to the expense of this survey.

Glaring Examples

"Up to this stage I fear this was another case of an application to Government on the basis of 'Let us have 160 acres or so of valuable building land on cheap terms and we will see what we can do with it.' The tenure of lease for this land, in accordance with current practice, would be for 75 years for a further term of 75 years.

"I submit that Government would be failing in its duty to the citizens of this Colony if it alienated for the next 150 years a large tract of valuable building land without having reasonable details as to what was going to be done with it. There are many glaring examples of the results of this course of action in the past whereby large areas of undeveloped leased sites, bought for next to nothing, are locked up, and have increased in value many times over. I shall quote some examples:—

"There are two water front lots at North Point having a total area of 744,616 square feet. Forty Chinese tenement houses were built on a portion of one lot, and the Building Covenant was completed. The remainder of the area totalling about 600,000 square feet stands undeveloped. The cost to the lease of the undeveloped land was about \$450,000. To-day it is worth \$4,000,000."

Not Unreasonable

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Only One Policy

"Honourable Members, need I say more about the accusation of Government procrastination in this case? The applicants complain of being rushed by a Government Department to produce their scheme over a year after they had made their application. I quote from the Honourable Member's speech as reported in the Press in regard to this building scheme:—

"The Colony has therefore been deprived of 300 or more houses which might today be fully occupied."

"And again I quote:—

"Speedy decisions should be made when building schemes are submitted."

"The Colony may be deprived of the 300 houses but surely not by Government procrastination. The outline scheme was not ready in April, 1947, and not one of the 300 houses, maisonettes, shops, schools and the like, about which we heard in the Honourable Member's speech, had then been designed. How could a speedy decision other than out-right refusal be given on a scheme such as this?

"I will now press from Housing Schemes. If the examples chosen are the worst charges that can be made against Government I hope I have been able to complete the picture sufficiently well to prove the charges unfounded, and unrecalled for. But let me say this—no effort will be spared to foster and encourage any serious scheme which has been properly formulated, and which appears to hold out any chance of success in providing houses for the community. There can be only one policy—to produce houses as rapidly as possible.

Prefabs

"Reference has been made by the Honourable Mr. Gillespie to the possibility of erecting houses of light construction, and the need for relaxation of the provisions of the Buildings Ordinance in order to permit of the erection of such buildings. The Honourable Dr. S. N. Chau stated in support of this proposal, that the building rules of the Colony are antiquated and completely out of harmony with present needs and circumstances.

"I am not going to try and pretend that the Buildings Ordinance in its present form, which became law in 1935 is a piece of ultra-modern legislation. I appreciate the need for its revision to permit the use of the most modern method and materials of construction. I would, however, deprecate amending the Ordinance to allow the erection as a permanent measure of any temporary structures.

"This is not to say that in order to meet the present situation Government would not give careful consideration to any proposal to erect such type of houses on land which would be leased for short periods. So far as I have been able to trace, no application has been received by Government for the erection of such types of buildings. There have, however, been a few inquiries from would-be importers of much advertised prefabricated houses, as to whether such buildings would be permitted under the laws of this Colony.

Note Of Warning

"The answer has had to be that they do not comply with the Buildings Ordinance. These inquiries related to the selling and not the building of such houses. I should however be grateful if the Honourable Mr. Gillespie could give me more details con-

cerning the contractor who applied to Government for permission to erect wooden framed houses, and was told they would have to be spaced 150 feet apart. "I am not prepared to let the mere provisions of the present Ordinance stand in the way of building houses in the present emergency. If there are reasonable departures possible I would advise Government to sanction them."

"Before leaving the question of bungalows of light construction, I would sound a note of warning. Many millions of pounds have been spent in the United Kingdom and the Dominions in order to determine the best type of house to meet their housing problem, for they, too, have a housing problem. Some types evolved are good and some not so good.

"What may be suitable in Canada or the U.S.A.—or even in a Canberra or the District of Columbia—may not be suitable in Hong Kong. After all, our climatic conditions alone are somewhat different from many other places, and we do occasionally have typhoons, and we do have white ants and other pests.

Level Areas Lack

"I have seen many timber-framed buildings with fire resisting walls in other countries. Those I have seen would, in my opinion, be entirely unsuited to Hong Kong conditions. It would not assist the housing problem much if scores of such houses were built, and were then proved for one reason or another to be unsuitable. It is Government's duty to guard against this but it is preposterous to consider any safe alternatives.

"The Honourable Mr. Gillespie has been advised that bungalows of light construction could be erected in considerable numbers at a moderate price. It is interesting to learn that excessive costs will not apply to such type of houses, and I trust that if they are built the rents to be charged will be correspondingly low. The cost of erection of a large number of similar type houses is largely dependent on the ability of the builder to carry out the repetitive processes of construction within the same area, and with the minimum movement of his plant and labour forces. This presupposes large areas of comparatively level ground for the implementation of such schemes. Level areas are what we have least of in Hong Kong.

"Several Honourable Members have stated that it is not the shortage of building materials which is delaying the building of houses in Hong Kong. The Honourable Mr. Watson has been told that well over 1,000 tons of reinforcing steel can be immediately obtained locally, and that a review of the situation in regard to basic materials required for the construction of dwellings, shows that at the present time no immediate shortage of these is being experienced.

P.W.D. Difficulty

"I don't know what materials are covered by the word 'basic', but I do know that the Public Works Department has experienced, and is still experiencing, difficulty in obtaining supplies of essential building materials all of which are necessary before a house can be built and lived in. If, as appears to be indicated, there are large stocks of such materials in the Colony I am surprised that the keen merchants of this town have not come forward and offered them for sale in large quantities. The Controller of Stores on behalf of the Public Works Department, is in the market as a buyer. I note, however, that the Honourable Mr. Landale admits we have nothing like all the material we will want. I agree with him.

"I find a certain inconsistency in the remarks of the Honourable Mr. Watson for after having somewhat airily disposed of the myth that there is any shortage of building materials he went on to say that a correspondent of his summarised the position in these words—I quote again from the Press report of the Honourable Member's speech:—

"It would appear that as far as housing is concerned, the Government intends to leave the purchase and stocking of all building materials to the importers, who are therefore expected to lay in such stocks as

(Continued on page 3.)

POP



UNOFFICIALS' SPEECHES IN COUNCIL HOUSING DEBATE

(Continued from Page 2.)

they think will be required, and to lay out expenditure on acquiring these stocks, and in storing them locally until such time as they are called for by various building contractors. Obviously such an unbusiness-like arrangement has failed, and will fail, to command itself to any sensible importer in the absence of any declared policy regarding rehabilitation of housing in the Colony.

Poor Quality
"I recall in this connection the advice of the Chamber of Commerce, as stated in the reply given by the Honourable the Colonial Secretary to a question asked by the Honourable Mr. M.K. Lo in this Council on November 21st, 1946. I will read the relative paragraph of that reply:

"Government's proposal to continue all orders for building materials has been discussed at length with the General Chamber of Commerce, and on the advice of the Chamber it has been decided that it is preferable to leave such importation to private enterprise without Government control."

"Referring again, however, to the statement of the Honourable Mr. Watson's correspondent, on the one hand we are led to believe that importers' stores are crowded with building materials waiting to be used, and on the other hand the same importers refuse to import and keep stocks. Which is correct? I leave it to Honourable Members to guess. Their guess may be a correct one. I cannot square the two statements."

"A thousand tons of reinforcing steel sounds a lot. The designing engineer would want to know a good deal more about it before he could say what he could do with it, for example, the sizes, the quality, and the price. If it is the same 1,000 or more tons about which I have already heard and made enquiries, its quality is poor and its price outrageous. Nevertheless some of it may prove useful."

Disappointing
"I would only remind Honourable Members that if it is to avoid the danger of collapse of a structure when using reinforcing steel of poor quality one may have to use perhaps one per cent more steel of inferior quality than of good quality. If the price is also out of all proportion to the quality up to the building costs already admittedly high in this Colony."

"In order to interfere as little as possible with the rehabilitation and new buildings work to be undertaken by the public, Government has hitherto endeavoured to obtain its own supplies of building materials by direct import. The results have been disappointing due to world conditions, and in particular to the supply position in the United Kingdom."

"To quote but a few examples:—
"An indent for 350 tons of mild steel bars was placed on supplies in England in April, 1946. Delivery quoted to the Crown Agents was to be made within a month. To date only 50 tons have been received in the Colony.
"Orders were placed in England in March, 1946, for wrought iron pipes and fittings for delivery to commence within a month. Advances received in April, 1947 state that the balance of the order will be ready for shipment about June, 1947."

Leighton Flats
"Eighty cast iron soil pipe branches were ordered in April, 1946, delivery was promised in from 8 to 9 months. The suppliers now state they can give no definite delivery date.
"An order for rolled steel joists was also placed in April, 1946, for delivery at the end of 1946. The suppliers now advise they have no prospects of obtaining these joists."

"As the Honourable the Colonial Secretary has told us, recent advances from the Secretary of State for the Colonies have foreshadowed further restrictions in certain essential building materials. Wherefrom then are building materials to come? If there are surpluses in the Colony not required for private building work, let them be offered for sale to Government."

"I should now like to refer to what the Honourable Mr. Landale has described as the shrinkage of

the Government scheme for the erection of three nine-storey blocks of flats at the Leighton Hill site. The Honourable Member has challenged Government to any whether it applies to itself its own policy for the adequate development of leased areas in accordance with the needs of the community as the condition precedent to the grant of a new lease. This policy of Government, which incidentally was announced over a year ago, for some reason or other seems suddenly to have unduly perturbed the Honourable Member. I venture to suggest that the debate has displayed a greater interest on their part, in the terms for leasing or releasing Crown Land than in the matter of providing more houses."

Tunnel Danger
"However, to deal with Leighton Hill, a committee appointed by His Excellency Sir Mark Young recommended the development of the Leighton Hill site by the erection thereon of three blocks of flats, and the Government Architects were put on the job. In order to economise in time, material, and money it was decided to have the three blocks identical in every respect."

"One set of plans, specifications and quantities would thus cover the three blocks. To allow for maximum development of the site, nine-storey buildings were agreed upon and design commenced. At the same time investigations in regard to foundations for these not inconsiderably high buildings were undertaken, since it was known that air raid tunnels had been constructed under the site."

"These investigations disclosed that Japanese constructed tunnels, as usual without lining, or supports, had been driven under the southern portion of the hill, and several of these tunnels had already collapsed. This tunnel system lay directly beneath the site of one of the three blocks of flats. The necessary equipment for back filling tunnels had not yet arrived. It would have been impossible to build over the tunnels, so reluctantly, and with great regret, the site for one of the blocks of flats had to be temporarily abandoned."

"This site will be further examined after the arrival of the tunnel filling equipment, and if the tunnels can be successfully filled, and the site adequately secured then a building can be erected on it. So like the ten little nigger boys now there were only two."

Land Costs
"The examination of the tunnel system under the remaining sites proved them to be in good condition and although they will eventually be filled the best technical advice available was of the opinion that it was desirable to minimise the load on the foundations by a reduction of the height of the building to seven instead of nine storeys. Considerations of wind pressure on a tall building on such an exposed site also indicated the desirability of limiting the height to seven storeys. And so ends the story of Leighton Hill. The change in plans had nothing whatever to do with any desire on the part of Government to extricate itself from the meshes of its own policy in regard to the full development of sites in accordance with the needs of the community."

"I will now turn to the question of land. As I have already mentioned, most Honourable Members who spoke in support of the original motion have stressed the point that it is the high cost of land that is preventing the erection of more houses. Government has been accused of profiteering in its land, causing inflation and what not. Some Honourable Members have concentrated their attack on the high prices demanded for the lease of Crown Land previously unoccupied; others on the terms offered for the grant of new leases to replace those 75-year leases which are due to expire within the next few years; others have attacked either the amount or time stipulated for the completion of Building Covenants."

Crown Rents
"I do not propose to detain Honourable Members by covering the whole field, part of which

already been fully dealt with by the Honourable the Colonial Secretary, but to confine my remarks to certain specific points which have been raised."

"The Honourable Dr. S.N. Chau has exhorted Government to reduce the price of land at its public auctions. I would ask the Honourable Member how he would feel at any public auction at which he was bidding if the auctioneer suddenly stopped the sale after his opponent had raised the Honourable Member's bid and informed him that he really couldn't let him continue bidding, and would have to knock down the thing being sold to the last bidder. No, it is those taking part in an auction sale who fix the last price."

"The Honourable Mr. Landale has made the statement that Government is charging exorbitant Crown Rents. This is not so. Crown Rents, in the pre-war period were unduly low, those fixed in the early part of the last century for the 75 year leases, most of which are now falling in, were in some cases only nominal. Three adjoining Rural Building Lots in the best part of the Peak District having a total area of nearly 14 acres now bring in a total Crown Rent each year of \$185, less than \$14 per acre per annum. Is it seriously suggested that these ridiculous rents should continue for a further 75 years on the grant of new leases?"

Two Cases

"The Honourable Mr. M. K. Lo has cited two cases concerning the grant of new leases to replace 75-year leases due to expire within the near future. The Honourable Member declared his interest as a Director of the Company holding the lease of one of the sites. From the description he gave of the other site I have no difficulty in identifying it, since it is a case with which in its more recent stages I have dealt with personally."

"The details given in regard to Case No. 1, that of a Rural Building Lot of 3.87 acres situated in the Peak District, are substantially correct, except that there is within the lot more hilly areas than he states. It is true that there are three level sites within the area on which buildings could be erected. But there is also a fourth area which at very moderate cost could be made into a fourth building site. The owner considered that the erection of a block of six flats on one of the four building sites would be full development. He proposed therefore to leave three potential building sites within the area undeveloped."

"In a country which is said to be land hungry, and where there is an acute shortage of houses, Government was unable to accept the proposal, but, acknowledging the need for amenities, agreed to allow two of the remaining three sites to be retained for recreational purposes, and asked for development of the fourth building site. To do otherwise would be to turn a good building site for further 75 years and provide it with some less fortunate citizen who might be prepared to develop it."

Terms Refused
"There the applicant stands, except that the applicant has been informed that he may proceed at once with the construction of the block of flats he proposed to erect with the assurance that on the expiry of the 75-year lease Government would grant a new lease for that part of the area so developed. So Government is not preventing the erection of the block of six flats."

"As regards the second case, I should like to make it clear that the Company holding the lease has expressed the intention of erecting on the lot a hotel, should a new lease be granted. The lot is eminently suitable for such a business undertaking. The lot has remained without any building on it for almost ten years, the previous structure having been removed by the lessee and not replaced. Terms for a new lease were offered to the Company in 1937 and were not accepted by them."

"The lease now has a little more than a year to run, and through their failure to accept the terms offered them in 1937 their interest in the lease has now little value. Although no war damage was sustained by the lessee in regard to this property, since there was no building on the lot on the outbreak of war, they have been given the same favourable terms for the calculation of premium as those lessees whose property suffered war damage. They have rejected and have suggested in lieu thereof a premium of little more than one-third of

that which they were offered and rejected in 1937."

Building Covenant

"As regards the amount of Building Covenant and the time for its execution, both are always open to negotiation. If satisfactory proofs can be furnished that the buildings which lessees intend to erect, and which Government has accepted as representing full development of the leasehold area, can be erected or have actually been erected for less than the prescribed amount of the Building Covenant adjustment can always be made. In the same way Government whilst desirous of obtaining early full development of building sites will be prepared to extend the time for completion of the Building Covenant on production of satisfactory proof of inability to comply with it. Such, I understand, has always been the practice followed in this Colony. At the same time present building costs are fairly well known, and I do not consider the Covenants so far proposed by Government are unduly high, and in regard to these costs, if building costs full adjustments would of course be made."

"Nevertheless, Government must ensure that the Building Covenants required are such as will ensure full development of the areas leased. To do otherwise might well result in further areas of land lying undeveloped for long periods, with benefit, due to long-term values, accruing only to the lessee and not to the community—as in those cases I have quoted earlier at North Point, Stubbs Road and Kowloon."

Weak Arguments

"I should like, before concluding my remarks, to refer to the advantage which has accrued to certain lessees who, having availed themselves of the favourable terms offered to those applications lodged within a year from June, 1946, in cases where war damage had been sustained, have immediately assigned their leases at enhanced prices, since it is obvious that a lease with three or four years to run is worth a good deal more than one with three or four years plus another 75 years."

"If I have not dealt in detail with all the points raised in this debate it is not because there are no answers. But I do not wish to detain Honourable Members longer. I trust I have said sufficient to dispel the illusion that the Government is a rapacious monster trying to devour the poor lessees and that it is not deliberately going out of its way to prevent the erection of this Colony from obtaining the houses they sorely need. I have said that I have been able to demonstrate that some of the arguments put forward in support of the original motion have been based on weak foundations, and that Honourable Members will find themselves able to vote for the amendment proposed by the Honourable the Colonial Secretary."

MR. J. B. GRIFFIN

Question Of Requisition

The Hon. Attorney General said:—
"The Hon. Colonial Secretary and the Hon. Director of Public Works in moving and seconding the motion for amendment of the motion tabled by the Hon. Mr. D. F. Landale have given good and sufficient reasons to support the proposal that such amendment should be made."

"I would like, however, as briefly as possible, to deal with topics which were raised in the debate on the motion which were touched upon by the mover and the seconder of the motion for amendment. The topics that occurred to me are twofold: the question of requisition and the continuance in regulation of premises, and the assertion that Government machinery should be employed in regard to transfer of premises which would further the solution of the housing problem."

"Taking the question of requisition first, it has been suggested by Honourable Members that requisition or the continuance of requisition should exist and presumably to that extent the housing problem would be solved. Statistics are difficult to come by, but I would try to give some more here. I therefore take the moment to re-quintessence the period was December 1945, when the number of properties held under requisition in Hong Kong and Kowloon totalled 755. The present number that is, approximately up to this date, are domestic premises; 88; non domestic 144; making a total of 230. In the past twelve months 442 properties have been returned to their original owners, and included in that period

within the last six months there have been 259 properties de-requisitioned. If the pace of requisition is a criterion of progress in the solution of the housing problem, therefore, here we have made distinct progress."

Service Needs

"The majority of the premises, domestic and non-domestic, which at this date remain under requisition was for the use of the Services. The Government has this problem under constant consideration with the Services who are only too eager and willing to give up requisitioned premises, and have done so to a very marked extent until at this date they have arrived at a stage when there is no alternative to which they can look for housing personnel and administrative machinery of the Services."

"It perhaps is inappropriate for me to remark that the needs of the Services must be met even if requisition of premises to some extent is continued. Using a building terminological phrase, I suggest that the Services form the retaining wall of peace, law and order in this Colony. Without these essentials progress in the solution of our housing problem or of any other problem of the Colony would be slow indeed."

"My honourable and learned friend, Mr. Leo d'Almada, also commented upon the subject of requisition. More in so far as it is in anger he searched the unfathomable depth of Government's consciousness, presumably from that source he produced a suggestion that we should abandon the requisition of all premises still under control, and should divert all requisitioned premises to private tenants who at this date are in the house. The honourable member himself anticipated some of the objections to his own suggestion. The requisitioning authority is put in a position in which the requisitioned premises to a private tenant, he might be housing just a single person, whereas the requisitioning authority, if given the opportunity, whether he be rapacious or not, might see to it that the house restored to him would be filled from roof to cellar."

Excess Duty

"Nobody would wish to withhold sympathy from the poor war tenant who is now faced with the difficulties and inconvenience of having no house or inadequate housing, but I suggest that we must consider for a moment that we are debating the solution of the housing problem and not the relief of hardship of the pre-war tenant."

"Whilst on this subject of requisition I would mention that the authority concerned, when premises had been requisitioned and released from requisition, a promise or assurance in obtaining from the requisitioning authority that the premises would be utilised to the full in meeting the demand for housing accommodation. And I have learned that in the majority of cases that a lot was not said. What I would wish to suggest is that having regard to the terms of the motion the arguments did not run parallel with it. I ask Honourable members to examine the original motion with a critical eye, and in particular to dwell upon the word 'lack' which appears at the commencement of the motion. I suggest the employment of that word was made with perhaps a lack of thought, whether wishful or otherwise, because examination of a dictionary would have revealed that the word 'lack' in its most ordinary meaning means a deficiency or want. Thus, in effect, the motion tabled by my honourable friend really amounted to this, that within two years there has been complete destitution of progress in solving the housing problem."

No Hardship

"Such enquiries as I have been able to make lead me to the conclusion that that phrase is not correct. This word 'lack' of stamp duty is five times what it was in October last, the first full month in which it was collectable, and the collections for May 1946, which he said higher. Thus I would be bold indeed should I impinge upon the province of my honourable friend the Financial Secretary if I were to agree that this moment to abandon the excess duty for which legislation was passed without a division by this Council in September last."

"The honourable member referred to the hardship entailed by the demand for an architect's certificate in connection with the assessment of this excess duty. I suggest that where land has been bought for the purpose of erecting a building or rebuilding on it, the requirement of an architect's certificate is in fact no hardship. But I am aware that whatever the practice at the commencement of this Ordinance and its operation it is now the practice not to require an architect's certificate except in regard to lands which have buildings on them for rehabilitation."

"It has been suggested that the need for assessment in order to devise the right computation of tax is the cause of that is of course the case. But assessment would still be necessary even if we reverted to the ad valorem basis, since it is necessary at least from time to time to check on satisfaction which is named in the deed, which may

not patently have true relation to the value of the land for transfer."

Delays

"The honourable member also referred to the discovery of a section under the same Ordinance which has caused queries to be examined upon the consideration named in the deed. The provision which I think my honourable friend regards as a new one was in fact inserted in 1938 upon a model of the Finance Act of the United Kingdom in 1939 or 1940. Its purpose was to require adjudication in protection of revenue if the expressed consideration appears to be less."

"Now we come to the question of delays in the Land Office. During the year April 1, 1946, to March 31, 1947, 4,288 instruments were registered under the provisions of the Land Registration Ordinance. The number of delays in the Land Office since April 23, 1946, to March 31, 1947, was 1,000. This is a decrease of 75 per cent over the same period in 1939. Assignments and mortgages in that period were nearly treble the pre-war figures, and indications are that the number in the current year will be in excess of that for the last year. To cope with this increased volume of work the staff has not been more; it has been less, and yet documents at the rate of 210 a day continue to pour in. Not all of these are, in course, concerned with transfer of land, but they all need attention. These documents normally require attention in the Land Office since April 23, 1946, to March 31, 1947, was 1,000. This is a decrease of 75 per cent over the same period in 1939. 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CLASSIFIED ADVERTISING

20 WORDS \$2 FOR ONE
INSERTION PREPAID. \$1
FOR EACH ADDITIONAL
INSERTION. ADDITIONAL
WORDS 10 CTS. PER WORD
PER INSERTION.

\$2

Replies are awaiting at our
offices for Box Nos. 240, 256, 260,
273, 274, 278, 283, 293, 290,
299, 306.

TO LET

TO transients only: large airy
rooms with bath. No. 21 Hankow
Road, Kowloon. Near the Ferry.

FOR SALE

UNDERWOOD PORTABLE.
\$1501 Remington Portable—\$175.
Office Typewriter—\$75. Phone
57687 for appointment or come
283, top, Prince Edward. (7-8.39
p.m.)

SECRETARIAT FOR CHINESE AFFAIRS

A VACANCY for the post of
Chinese Female Inspector exists in
the Secretariat for Chinese
Affairs. Candidates must be
unmarried and be aged 25 to 30
years. A good knowledge of
English, Cantonese and CHU-
CHOW dialect is essential.
Salary is \$1,200 per annum
rising to \$1,800 per annum by
annual increments of \$100.
Allowances in accordance with
Government regulations are also
payable.

Applications should be ad-
dressed, in the candidate's own
handwriting, to the Secretary
Chinese Affairs, Fire Brigade
Building.

PUBLIC AUCTION

BY ORDER OF THE DIRECTOR OF DISPOSALS FAR
EASTERN AREA (M. O. S.) Messrs. Lammer Bros.
Pedder Building, Hong Kong, have received instructions to sell
by Auction at their Sales Rooms, Pedder Building, Basement,
at 10.30 a.m. on Wednesday, the 10th day of July 1947:—

SMALL CRAFT AND MACHINERY

LOCATED AT H.M. NAVAL DOCKYARD, KOWLOON
Pulling Dugies, Trawler Boat, Whaler, Fast Motor Boats,
L. C. A., Diving Boat, Sailing Dugies and Harbour
Defence Motor Launches

LOCATED AT NORTH ARM H.M. NAVAL DOCKYARD,
HONG KONG
Harbour Defence Launch

LOCATED AT IRON POUND H.M. NAVAL DOCKYARD,
HONG KONG
Whaler

LOCATED AT MACKIES WHARF, NORTH POINT
Motor Pinnace

LOCATED AT TAIKOO DOCKYARD & ENGINEERING CO.,
LTD., QUARRY BAY
Diving Boat and Life Boats

LOCATED AT EAST SIDE OF DRY DOCK H.M. DOCK-
YARD, HONG KONG
Winches

LOCATED AT OLD SUB-ORDNANCE DEPOT, QUEEN'S RD.
(OPPOSITE H. M. S. "TAMAR")
Laurence Scott Generators

LOCATED AT NO. 7 STORE COMPOUND, H. M. DOCK-
YARD, HONG KONG
Pipe Bending Machines and Spare Gear

LOCATED AT C. E. FACTORY, H. M. DOCKYARD, HONG
KONG
Circular Saw Bench, Universal Gear Hobbing Machine
and Vertical Drilling Machine

Permits to view, Catalogues, Special Conditions of Sale etc. may
be obtained from Messrs. Lammer Brothers

Inspection of Craft and Machinery at above mentioned Locations
can be made between 9.30 a.m. and 12 noon and between 2.00
p.m. and 4.00 p.m. on the 14th and 15th July 1947.

Terms: 50% of the Purchase Money to be paid on the Fall
of the Hammer and the Balance to be paid on Thursday, the
17th July 1947.

WALTER M. WEINBERGER,
CHAIRMAN,
BRITISH STORES DISPOSAL BOARD,
(HONG KONG)

PUBLIC WORKS DEPARTMENT

It is hereby notified that the following Sale of Crown Land by
Public Auction will be held at the Office of the Public Works
Department on Monday, the 14th day of July, 1947, at 3 p.m.

Sale Conditions may be obtained and sale plan inspected at
the Office of the Superintendent of Crown Lands and Surveys,
Lower Albert Road, Hong Kong.

PARTICULARS OF THE LOT

No. of Sale	Lottery No.	Location	Boundaries	Area in sq. ft.	Annual Rental	Upset Price
1.	Inland Lot No. 9305	Tik Yam Street, Wong Nei Chung	As per sale plan (Area coloured red)	2,600 (about)	\$120	\$12,000

Immediately after the fall of the hammer, the purchaser shall
according to the Conditions of Sale pay to the Auctioneer a sum
of \$2,000.00 in cash or by cheque which shall be certified by the
Bank on which it is drawn. The Bank must be a member of the
Exchange Banks Association.

V. KENNIF,
Director of Public Works.

Hong Kong, 4th July, 1947.

LAMMERT BROS. Auctioneers, Surveyors and Appraisers. Pedder Building. Telephone No. 20224.

PUBLIC AUCTION

The Undersigned have received
instructions to sell by Public
Auction on

Friday, the 11th July 1947,
commencing at 2.30 P.M.

at their Sales Rooms No. 35
Hankow Road Kowloon.

A FINE COLLECTION OF
VALUABLE HOUSEHOLD
FURNITURE

comprising:—

Carved Camphorwood Chests,
Carved Teak Opium Stools,
Blankets, Mosquito Nets, Elec-
tric Oscillating Table Fans,
Lawn Mower, Bird Cage, Ward-
robe with Mirrors, Dressing
Tables With Stools, Bed Side
Cabinets, Double & Single
Bedsteads With Box-
spring Mattresses, Chester-
field Suites, Writing
Tables, Silver Cabinets, Exten-
sion Dining Tables, Chairs,
Sideboards, Small Side Tables,
Set of Ten Pairs, Show Case,
Law Box, Typist Tables,
Kitchen Cupboards, Folding
Armchairs, Single Divans and
Rugs, Etc., Etc.

Also
1 Calculating Machine
1 Remington Typewriter 18"
1 Philips Radio Set 7 Tubes—
All Wave
1 Moffat Electric Stove
3 Indian Carpets
1 Dressing Set In Case
1 Large Westinghouse Refri-
gerator

On View from Thursday, the
10th July 1947.

Terms: As Customary

LAMMERT BROS.,
Auctioneers.

THE HONGKONG & KOWLOON WHARF & GODOWN CO., LTD.

NOTICE TO SHAREHOLDERS.

NOTICE is hereby given that
the Fifty-sixth Ordinary Annual
Meeting of the Members of this
Company will be held at the
Office of Messrs. Jardine,
Matheson & Co., Ltd., on Thurs-
day the 7th August, 1947, at
Noon, to receive the Report of
the Board of Directors and
Statement of Accounts for the
year ended 31st December,
1946, to elect Directors and to
appoint Auditors.

NOTICE is also given that
the Transfer Books of the Com-
pany will be closed from the
24th July, 1947, to the 7th
August, 1947, both days inclu-
sive.

By order of the Board of
Directors,

CHAS. E. TERRY,
Manager and Secretary.

Hong Kong, 10th July, 1947.

THE HONGKONG & KOWLOON WHARF & GODOWN CO., LTD.

NOTICE TO SHAREHOLDERS.

NOTICE is HEREBY GIVEN
that an Extraordinary General
Meeting of the Company will be
held at the Office of Messrs.
Jardine, Matheson & Co., Ltd.,
on Thursday, 7th August, 1947,
at 12.30 p.m. or at such time as
the Ordinary General Meeting
to be held at the same place at
Noon shall terminate, for the
purpose of considering and if
thought fit passing the follow-
ing as Special Resolutions, viz:—

"(1) That the Authorised
Capital of the Company (which
is now \$8,000,000.00) consisting
of 160,000 shares of the
nominal value of \$50.00 each,
of which 90,000 shares have been
issued, be increased to \$50,
000,000.00 by the creation of
840,000 additional shares of the
nominal value of \$50.00 each,
and that such shares be issued
at such a time or times and
upon such terms as the Com-
pany's Board of Directors in
their absolute discretion shall
think fit.

"(2) That Article 19 of the
Company's Articles of Associa-
tion be cancelled, and the fol-
lowing substituted therefor:—

"19.
Notwithstanding any of the
provisions these Articles of
Association no Shareholder shall
without the sanction of the
Directors be entitled at any time
to be registered as the holder of
more than one-tenth of the
Capital of the Company issued
for the time being. Provided
nevertheless that the registra-
tion of a transfer of shares
whereby the holding of any
Shareholder is increased beyond
the said amount shall be con-
clusive evidence that the sanc-
tion of the Directors to such in-
creased holding has been given
but shall not be evidence that
the Directors have sanctioned
any further increase by such
Shareholder in his holding."

NOTICE IS ALSO GIVEN
that if the above resolution No.
(1) is duly passed as a Special
Resolution, it is the intention of
the Board of Directors in ac-
cordance with the terms of the
Special Resolutions passed on
the 7th day of March, 1935, to
offer as soon as possible after
the 7th day of August, 1947,
70,000 new shares of the nomi-
nal value of \$50.00 each, being
the present unissued Capital of
the Company, together with an
additional 20,000 new shares of
the nominal value of \$50.00 each
in accordance with the terms of
the above Resolution, making a
total of 90,000 new shares of
the nominal value of \$50.00
each, to the persons who on the
7th day of August, 1947, are
registered in the Company's
Share Register as the holders of
the 90,000 issued shares in the
Capital of the Company, in
the proportion of one new share
for each share held by them
respectively, at a
premium of \$50.00 per share,
and to propose the following
further Special Resolution:—

"(3) That the aforesaid 90,000
new shares shall be issued
subject to the following condi-
tions:—

(1) The amount due for
such new shares shall be pay-
able as follows:—
(a) On acceptance of the
offer—\$50.00 per share, being
half the nominal value of \$50.00
per share plus half the pre-
mium of \$50.00 per share.

PEAK TRAMWAYS CO., LTD.

NOTICE IS HEREBY
GIVEN that an Ordinary Gen-
eral Meeting of Shareholders
will be held at the Hong Kong
Hotel, Hong Kong, on Friday
11th July 1947, at 12 noon for
the purpose of receiving the Re-
port of the Directors together
with a Statement of Accounts
for the period—1st September
1945 to 31st March 1947, and
for the election of Directors and
the appointment of Auditors.

The Register and Transfer
Books of the Company will be
closed from the 28th June to
the 11th July 1947, both days
inclusive.

AND NOTICE IS HEREBY
ALSO GIVEN that an Extraor-
dinary General Meeting of the
Company will be held at the
same place and on the same day
at 12.30 p.m. or so soon after-
wards as the Ordinary General
Meeting shall be concluded,
when the subjoined Resolutions
will be submitted:—

(1) That Article 88 of the
Company's Articles of Associa-
tion be altered by striking
out the words
"the Secretary and" in
the eighth line thereof.

(2) That the foregoing re-
solution shall be retro-
spective and shall take
effect from the 1st day
of April, 1947.

JOHN D. HUMPHREYS &
SON.

General Managers.

HONG KONG, 14th June 1947.

EUROPEAN Y.M.C.A. MEMBERS' SWIMMING GALA.

It is regretted that owing to a
temporary break-down in the
Plant of the Swimming Pool, the
GALA which was to have been
held on Saturday, 12th July, is
POSTPONED until further
notice.

(b) On the 30th June, 1948
—the balance of \$50.00 per
share, being the remaining half
of the nominal value plus the
remaining half of the premium.

(c) Payment of the sum of
\$50.00 per share on acceptance
of the offer shall be deemed to
be the first call on such shares,
and the balance of \$50.00 per
share shall be deemed to be the
balance—payable, within—the
meaning of Articles 34 to 43 of
the Company's Articles of Asso-
ciation.

(ii) Subject to payments
being made on the due dates,
such new shares shall rank as
partly paid shares from 1st
January, 1948, and as fully paid
shares from 1st July, 1948,
participating in dividend for the
period 1st January, 1948,
to 31st June 1948,
to the extent of one quarter, and
for the period 1st July, 1948, to
31st December, 1948, to the ex-
tent of one half the amount de-
clared for existing shares in
respect of the year 1948, and
thereafter ranking for dividend
and in all other respects pari
passu with the existing shares
of the Company.

(iii) That where the share-
holder so desires, the full sum
of \$100.00 per share may be
paid up on acceptance of the
offer, and in such event, any
shares on which the full sum
shall have been paid up shall
rank for dividend and in all
other respects pari passu with
the existing shares of the Com-
pany as from 1st January,
1948."

The offer will be made by
Notice sent by post to each
shareholder, specifying the
number of shares to which the
shareholder is entitled, and such
offer, if not accepted either on
behalf of such shareholder or
his nominee on or before 31st
December, 1947, will be deemed
to be declined.

Any of the shares which shall
not be taken up by the Com-
pany's Shareholders in manner
aforesaid shall be disposed of in
such manner and at such time
as the Company's Directors shall
in their absolute discretion see
fit.

BY ORDER OF THE BOARD
OF DIRECTORS,

CHAS. E. TERRY,
Manager and Secretary.

Hong Kong, 10th July, 1947.

COMPANY MEETING.

BROADCAST RELAY SERVICE LIMITED

EXPANSION OF ACTIVITIES

The 19th annual general meeting of
Broadcast Relay Service, Limited, was
held in London on 19th June.

Mr. J. R. Willis, the chairman, in the
course of his speech, said that since the
end of the financial year, Mr. Allan Miller
had, in the deep regret of the board,
resigned his position as chairman and
managing director owing to his decision
to relinquish full-time business activity.
He (Mr. Willis) had been invited to join
the board, and upon Mr. Miller's resigna-
tion was elected chairman and managing
director. Shareholders would be aware of
Mr. Willis' connection with British Electric
Traction Co., Ltd., who, for some time,
had held an interest in Broadcast Relay
Service, Ltd., and had recently increased
his holding, but not to such an extent as
to secure control. Broadcast Relay Ser-
vice, Limited, had not become a subsidiary
company of British Electric Traction Co.,
Limited, and had retained its independence
and would continue to be developed solely on its own
merits and in the interests of its stock-
holders, employees and subscribers. Mr.
Willis retained a substantial interest in the
company, and his advice and accumu-
lated wisdom would still be available.

Group trading profits had risen by
£50,000 to £100,000. After an interim
dividend on the Ordinary stock at the
rate of 5%, free of tax, and the proposed
final dividend at the rate of 10%, free of
tax, £25,000 was added to the amount
carried forward standing at £20,000.
During the year the group had raised
£1,000,000 extra capital by the issue of
Preference shares and by way of mort-
gages on freehold and leasehold properties.
This was being utilized in expanding the
group's activities in repayment of bank
loans and augmenting the group's re-
sources for further developments.

OVERSEAS DEVELOPMENTS

He considered the company's overseas
activities would be an important factor
in the future and as an overseas holding
company—Broadcast Relay Service (Over-
seas) Limited—was recently formed with
a nominal capital of £500,000, of which
a proportion had been subscribed and the
balance was on call to finance new
developments overseas.

The past year had been one of active
development and considerable expansion
to which the only limiting factor had
been the scarcity of materials. Many
thousands of new subscribers had been
connected to Rediffusion services and a
promising start made with the develop-
ment of new areas. The company's ser-
vices had been made available in distant
blocks of flats, and in hotels, clubs and
offices, while "Music while you Work"
equipment had been installed in many
more factories. As regards the extension
of the company's licences beyond December
31st, 1949, while he was confident there
would be no objection, no decision on this
matter had yet been reached.

The factory at Wandsworth was en-
gaged in developing a valuable export
market for radio-heating and communica-
tion equipment. Overseas the group was
now entering upon a period of rapid
expansion—ships had been taken to
operate both Rediffusion services and
broadcasting stations in many parts of
the world. Their first broadcasting sta-
tion overseas—Radio Trinidad—would be
on the air within the next few weeks.

The report was unanimously adopted.

NOTICE IN THE SUPREME COURT OF HONG KONG

PROBATE JURISDICTION

IN THE GOODS OF
RUDOLF HOSELTZ late
of Victoria in the Colony of
Hongkong, Gentleman, de-
ceased.

NOTICE IS HEREBY
GIVEN that the Court has by
virtue of Section 58 of the
Probates Ordinance, 1897, made
an Order limiting the time for
creditors and others to send in
their claims against the above
estate to the 5th day of August
1947.

All creditors and others are
accordingly hereby required to
send their claims to the under-
signed on or before that date.

Dated the 8th day of July,
1947.

DEACONS,

Solicitors for the Administratrix
Princess's Building,
HONGKONG.

EMMANUEL CHURCH 218 NATHAN ROAD, KOWLOON

Evangelical Meeting, Sun-
day, 8 p.m. Preceded by a Song
Service. Visitors cordially invit-
ed.

THE HONG KONG JOCKEY CLUB

On Monday 7th instant the
Stables and Veterinary Sur-
geon's telephone number will be
changed to 31101.

S. A. SLEAP,
Actg. Secretary.

Service Auction Rooms

Auctioneers, Surveyors, etc.
Basement, French Bank Bldg.,
A.E.B. de Souza, Auctioneers.
Telephone 51607.

THE HONGKONG & SHANGHAI HOTELS, LIMITED.

NOTICE TO SHAREHOLDERS

NOTICE is hereby given that
the Ordinary Yearly Meeting of
Shareholders of The Hong
Kong & Shanghai Hotels, Ltd.,
will be held at the Registered
Office of the Company (Second
Floor, Exchange Building, Des
Voeux Road, Central, Hong
Kong) on Tuesday, the 12th
day of August, 1947, at 12 Noon
for the purpose of receiving the
Report of the Board of Directors
together with the Statement of
Accounts for the year ended
31st December, 1946, and re-
electing a Director and the
Auditors.

The Transfer Books of the
Company will be closed from the
22nd July 1947, to the 12th
August, 1947, both days inclu-
sive.

By Order of the Board,
R.H.P. WHITE,
Acting Secretary

Hong Kong, 10th July, 1947.

GOVERNMENT NOTICE JAPANESE REPARATIONS CLAIMS

Claimants who have not
already done so are asked to
register their reparations claims
by Saturday, 26th July, 1947,
at the Reparations Claims Office,
First Floor, General Post Office
Building, where claim forms can
be obtained if required.

R. R. TODD,
Acting Colonial Secretary.

Hong Kong, 9th July, 1947.

NOTICE

As from Monday next, July
the 14th, the Money Order Office
of the G.P.O. will be removed to
the 1st floor, entrance at the
corner of Pedder Street and
Des Voeux Road.

As from the same date
Ordinary mails for Canton (not
registered or parcels) will be
closed in the mornings instead
of the previous evening. Times
for closing will be

Hong Kong G.P.O. 7.00 a.m.
Kowloon Post Office 7.30 a.m.
This will enable these dispatches
to be sent by the morning
Express to Canton.

E. I. WYNNE-JONES,
Postmaster General.

Hong Kong, 10th July, 1947.

NOTICE

HONG KONG FOOTBALL CLUB.

Notice is hereby given that the
60th Annual General Meeting of
the Club will take place in the
Club House, Happy Valley, at
6 p.m. on Friday the 26th July,
1947 for the purpose of:—

receiving the Report of the
Committee and a Statement of
Accounts for the period ended
31st May, 1947.

to elect Officers for the 1947/
48 season any other business
that may be conducted at an
Annual General Meeting.

K. W. FORROW,
Hon. Secretary.

All members are requested to
attend and intending members
are invited.



Put your dentures into a tumbler of warm
water with a cap of STERADENT in it.
Rinse well. While you sleep STERADENT
gets to work. This cleaning solution
removes film and stains. STERADENT
neutralizes your false teeth by its harmless,
active energy. In the morning rinse
thoroughly, preferably under a tap.
Available at all chemists and druggists.

Steradent
3 cleans and sterilizes dentures &
including the new Acrylic Resins

Today's Events

July 11—Peak Tramways annual
meeting, noon.

Coming Events

July 10—Wm. Powell, Ltd. annual
meeting, noon.

August 7—HK & Kowloon Wharf
& Godown Co. Ltd. annual
meeting, noon.

August 12—HK & S'hai Hotels
annual meeting, noon.

Star Ferry Spitting Offences

Under the "Star Ferry" by-
laws, said Inspector J. Orem
yesterday, it is an offence to "spit
on, or from" a launch, and al-
though defendant was spitting
into the harbour from the
"Northern Star" he was, never-
theless, committing a breach of
the by-laws.

Hung Tong, 31, was charged
before Mr. W. H. Latimer, at the
instance of Ferry Inspector Roth-
well, with spitting from the ferry
launch "Northern Star" at 10.50
a.m. on July 9; he pleaded guilty
and was fined \$10.

Ip Lai-fong, 27, married
woman, was fined \$20 for spitting
at the Star Ferry Wharf, first
class exit, at 10.40 a.m. on the
same day. She spat right on to
the foot of Ferry Inspector Roth-
well, said Inspector Orem.

An 18-year-old spitter, treated
as a juvenile by His Worship, was
ordered to receive three strokes of
the cane. He was arrested by
PCC 990, on the complaint of
Ferry Inspector Rothwell, for
spitting outside the Star Ferry
Wharf at 9.10 a.m. on Wednes-
day.

H. Q. LAND FORCES. NOTICE

TENDER FOR THE SUPPLY OF MILITARY LABOUR.

OPENING TO-DAY **QUEEN'S** TO-DAY

IMPORTANT!
IN VIEW OF EXTRA LENGTH OF PICTURE
KINDLY NOTE REVISED TIMINGS OF
SHOWS:—
AT 2.30, 5.00, 7.15 & 9.30 P.M.

AT LAST!
JIMMY STEWART'S
HERE IN HIS
NEW PICTURE!



FRANK CAPRA'S
"It's a Wonderful Life"
starring **JAMES STEWART** **DONNA REED**
LIONEL BARRYMORE • THOMAS MITCHELL • HENRY TRAVERS
Betty Bonell • Ward Bond • Frank Faylen • Gloria Graham
Produced and Directed by **FRANK CAPRA**

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THE NOVEL THAT "COULDN'T" BE FILMED... NOW A DIFFERENT, DARING UNFORGETTABLE PICTURE!



The Lost Weekend
starring **RAY MILLAND** **JANE WYMAN**
with Phillip Terry • Howard de Silva • Doris Dowling • Frank Faylen
Produced by Charles Brackett
Directed by Billy Wilder • A Paramount Picture

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SCANDINAVIAN COUNTRIES TO ATTEND PARIS TALKS

Western Satellites Reject Invitation

Austria Also To Be Represented

Paris, July 9.
Finland has accepted the Anglo-French invitation to attend Saturday's Paris Conference on the "Save Europe" plan. Previous reports said she was unlikely to accept. Her answer was decided today at a meeting of the Foreign Affairs Committee of the Finnish Cabinet in Helsinki.
(Moscow Radio said tonight that Rumania had decided not to attend the Conference. The decision was taken at a meeting of the Council of Ministers in Bucharest this afternoon, the Radio said.)

Bulgaria has decided to refuse the invitation, according to a Reuters cable from Sofia. This is the first outright refusal. The reasons given were that Bulgaria did not want to have to revise her two-year plan, and was unwilling to take part in a plan which would lead to a division of Europe into two hostile blocs.

A London dispatch stated that Poland and Yugoslavia have rejected the invitation to attend the Marshall Conference, according to Warsaw and Belgrade radios. Yugoslav newspapers and the authoritative Yugoslav news agency Tanjug today attacked the Marshall plan and the Anglo-French proposals as attempts to "interfere" in the economic affairs of Yugoslavia and "therefore an attack on the sovereignty" of European countries.

Both the Tanjug statement and newspaper articles described the Marshall plan as attempts to avoid an economic crisis in the United States by finding new markets.

Moscow Radio this evening quoted the following statement which the Rumanian Council of Ministers had issued after a meeting today:—

"The Presidium of the Council of Ministers examined the invitation received by the Rumanian Government from the Governments of Britain and France to participate in the Paris Conference of July 12 and decided not to accept the invitation. The Council of Ministers have authorised the Minister of Foreign Affairs to communicate this decision to the respective Governments."

A Tass message yesterday said that Rumania, with Poland and

Yugoslavia, had rejected the invitation.

Austria

Austria's decision to take part in the Paris Conference does not mean that Austria is joining the Western bloc against Russia, "Wiener Tageszeitung," the People's Party newspaper said in Vienna today.

Dr. Karl Altman, the Communist Minister of Electric Power, who voted for acceptance, said today that for Austria "a planned cooperation with her neighbours and the rest of Europe is absolutely necessary."

"It would be extremely dangerous for Austria to follow a policy of leaning towards certain powers and directed against other powers. Only when sufficient information is obtained in Paris on the Marshall plan and the organisation for carrying it through, will Austria be able to decide on Austrian participation."

Scandinavia

Norway, Sweden and Denmark have agreed to accept the Anglo-French invitation to the Marshall talks. These three countries were understood, however, to be reserving their attitude toward any political consequences of the plan's implementation.

They will be represented in Paris by their ambassadors.

London reports stated that the Swedish Foreign Relations Committee has unanimously agreed to attend the Marshall plan discussions in Paris, quoting a Stockholm Radio report tonight which said that it had obtained the information from the Swedish newspaper "Dagens Nyheter."

M. Spaak, the Belgian Prime Minister, will lead the Belgian delegation to Saturday's Paris Conference. He declared to go himself "in view of the importance of the Paris talks," it was added.

Mr. William Clayton, the United States Under-Secretary of State for Foreign Affairs, now visiting Paris for talks with French officials said today that his visit had nothing to do officially with the "Save Europe" Conference.

"I have come to discuss with the United States Ambassador and officials of the French Government the present and prospective food situation in France," he said.—Reuters.

Appeal By Pontiff

Vatican City, July 8.
Pope Pius today appealed for world moral regeneration on the occasion of an audience granted to the Canadian delegation to the International Postal Union in Paris.

The Pontiff recalled that he recently addressed the Marian Congress in Ottawa as the "most salutary memory to awaken and stimulate in these sad days when physical wretchedness undermines Christian morality and—shameless proposals, made by irresponsible

NOT LEGAL AS YET

Rio Janeiro, July 9.
District Judge Chermont Da Miranda today ruled that the "death-bed marriage" between former King Carol of Rumania and red-haired Magda Lupescu cannot be legalized until their respective divorces are recognised by the Brazilian Federal Supreme Court.—United Press.

Plans For Future Of Cyprus

Nicosia, July 9.
Plans for the future constitution of the island were announced today in a message to the people of Cyprus from the Governor, Lord Winster.

Stating that elections by popular vote might exclude certain communities and "might prejudice the recommendations to be made by the Assembly as to future machinery to be adopted," the announcement asked the various Cyprus organisations to nominate representatives.

These, with nine mayors and councillors and four "individuals of standing," would form the Consultative Assembly.

The Assembly would consist of six Turks and probably nine Greek Cypriots, the remainder being representatives of industry, law, medicine and other professions, and the trades.

Stating that the terms of reference of the Assembly were "to make recommendations to the British Government on the form of constitution to be established," Lord Winster emphasised that it was not concerned with political issues other than drafting a constitution.

The Assembly, under its own chairman, will be left entirely free and independent to settle its own methods of work and procedure. It will be subject to no dictation or interference whatever.—Reuters.

American Warning To Russia

Washington, July 9.
It would be "unfortunate" if certain countries were prevented from attending the Paris Conference on the Marshall plan by "pressure."

This warning was given today by Mr. Norman Armour, Assistant U.S. Secretary of State, when he told a press conference that it was the Government's view that the wider the participation in the Paris meeting the more effective would be the results that could be expected.

Mr. Armour did not identify the "certain countries." He also refused to comment on whether the United States was making any attempt to persuade such nations to attend.

He added that attendance of the Soviet Union was "much to be desired."

The U.S. Chamber of Commerce said today that if the Marshall plan came into effect the "American people will have to recognise that by one means or another their standard of living must shrink."—Reuters.

cerned with political issues other than drafting a constitution. The Assembly, under its own chairman, will be left entirely free and independent to settle its own methods of work and procedure. It will be subject to no dictation or interference whatever.—Reuters.

Hundreds Of Greeks Arrested

Athens, July 9.
M. Demetrios Partalides, handsome 44-year-old General Secretary to the EAM, Greek Left-Wing coalition, was among the 1,500 people, including Communist leaders, arrested by the police up to mid-day in a roundup which began at dawn.

He is charged with an attempt "to provoke disorders in towns after they had been weakened by guerilla activities." Mass arrests are also being made in several provincial centres.

The Athens prisoners are gathered together in a barracks at Piraeus, port of Athens, and it is believed that they are to be deported to Greek islands for detention.

The anti-Communist sweep has also been extended to the army.

Dr. Makimos, Greek Premier, declared: "The Government acted in the face of a threat of disorders, which we cannot allow."

The Cabinet refused to negotiate with the EAM, he said, but was prepared to talk with the Communists provided that guerrillas laid down their arms.

persons heedless of God's law and reckless of the irreparable harm that would ensue to domestic and civil society, aim at its utter collapse.

"The world will never be bettered through moral degradation. May Canada keep intact the glory of her Christian heritage through self-disciplined reverence for what is holy, just and honourable."—United Press.

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The Canterville Ghost

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"JANE"



I'LL CHANGE INTO M. BERNARD'S EVENING GOWN BEFORE I SHOW MYSELF BELOW, FRITZ!

IF THAT RECEPTION CLERK MENTIONS "LYDIA'S" ARRIVAL TO ERIC HELL SEEK ME OUT INSTEAD OF DODGING ME

AND THEN I CAN WARN HIM NOT TO LEAVE THE HOTEL WHILE ALPHONSE IS LURKING OUTSIDE

THAT MUST BE LYDIA IN THE NEXT ROOM! HOW SWEET OF HER TO FOLLOW ME TO PARIS AFTER ALL...

GOSH!—THE DRESS IS SKIN-TIGHT!



NEXT FLIGHT:

HONG KONG TO MANILA Friday, 11th July
HONG KONG TO BANGKOK Saturday, 12th July
HONG KONG TO MANILA Tuesday, 15th July
HONG KONG TO BANGKOK Wednesday, 16th July

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HOUSING DEBATE

Government's solid reply to its housing critics relies more on an attempt to break down the case upon which the criticism has been based than on building up expectations for the future. There is assurance that Government is bending its every energy to discovery of a solution, but none that the Colony will, within measurable time, discover the result in a sufficiency of new houses. As H.E. the O.A.G. put it in his very human summing up of the debate: "Those citizens to whom the subject is surprisingly urgent will have followed the points made on either side.... But when they have studied every last word spoken in this Council's two-day debate they will still not know where the houses they so desperately need are coming from." It will not, however, be challenged that the debate has served a useful purpose. All in all, Government emerged well out of the discussion. The solid facts and figures presented by the Hon. Director of Public Works, the simple explanations of several of the chief points made against the Government, cleared the atmosphere of much cause for misconception: the only thing wrong being that they were explanations which could readily have been made long ere this with no loss to the Government's credit. Particularly illuminating was the official re-statement of policy regarding the renewal of the 75-year leases. It was not easy to gather from the complaints made on the first day of the debate that the apparently heavy requirements demanded by way of new building covenants were accompanied by substantial reliefs in premiums. Not only is this the case, but the terms are so generous in their application in many instances that acceptance of the building covenant would have the effect of making the land virtually a free gift. The implication is a substantial saving in net building costs and how this could be other than an inducement to proceed with new construction (except insofar as the scale is dictated) is difficult to fathom. The tendency to regard a leasehold in the Colony as alienation in perpetuity has unfortunately grown up with the rather lax system of control of land tenure and it is hardly surprising perhaps that the sharp reminder implicit in the decision Government has taken has been received with marked displeasure by many of the existing leaseholders. In essence, Government is not renewing leases. It is authorising new leases, at the same time giving the last holder first preference on terms which include assessments at the 1941 level, and the remission of premiums up to fifty per cent. of the cost of buildings erected. Here and there, undoubtedly, there must be cases where the pinch of hardship is felt: for a good part of the land involved is to be found in the hill district and the owners have had to suffer, already, the destruction of the buildings thereon, and the heavy losses, thus involved. The axiom that hard cases make bad law is, however, no less applicable to the problem of crown leases than to other matters that demand legislative or executive action. While, therefore, sympathy will not be withheld, it is impossible to do otherwise than agree with Government that a sound basic policy must be sought, rather than to attempt to deal with each case on some special merits. One other fact of importance emerged, the O.A.G.'s clear statement that Government has accepted the responsibility for tackling the housing emergency, together with a hint that a practical scheme, combining Government and private enterprise, is now under close discussion. No promise was made: but this is the nearest to something definite that has been forthcoming since the letting of the Advisory Committee's Report. Some revival of patience may be considered as in order.

Britain's Royal Romance

Her Royal Highness Is Known For Her Quiet Dignity

London, July 10. Princess Elizabeth Alexandra Mary Windsor, 21 years old, is the 20th Century princess who will one day be the second Elizabeth of England.

She is poised, yet alert and lively, has a cultured wit and definite literary and musical tastes. Engagingly young, she is in many ways astonishingly mature; this is the composite picture of the woman who dedicated her life on her 21st birthday to the service of her people.

From the King she derives the thoroughness and the ability of doing the right thing in the right way. Like him, she is devoted to the open air.

The Princess possesses her mother's quick charm and gift for the unexpected phrase that suddenly brings a conversation to life.

Her training over many years, her growing position in public life and the mounting publicity accorded her have played their part in the welding of her character.

With her sea-blue eyes and creamy complexion, Princess Elizabeth, who is five foot five inches tall and weighs 136 pounds, is known for her quiet dignity. Though she resembles Queen Victoria, she is neither Victorian in her outlook nor excessively modernist.

Education

From the beginning, the Queen has supervised her daughter's

education. Subjects such as international Dominion and colonial history, the economic and political development of the Empire, British constitutional history, and even land tenure and agriculture were introduced.

She knows French, German and Spanish and has a sound knowledge of religion. She is a pianist of some ability, with an understanding and regard for music which stretches far beyond her practical ability.

She swims, darts socks, cycles, rides, drives a car and arranges menus. She reads Hansard, Parliament's official record.

From her great-grand father, King Edward VII, Princess Elizabeth inherits her love of two amusements, the theatre and racing. She usually has a bet on big races.

When she goes to the theatre in private she emphatically refuses to use a box, preferring the fourth or fifth row in the stalls. She loves dancing at London's night clubs.

The International Artists' Committee in New York placed her among the world's ten most glamorous women of 1940 while the American magazine "Time" recently called her a "smasher of a girl."

Lieutenant Philip Mountbatten, the 26-year-old Greek prince who became a British citizen last

February, is one of the most popular, modest and unassuming young men in society.

Uncle Dickie

He calls Lord Mountbatten, the present Viceroy of India, "Uncle Dickie," treats him like a father and has always "hero-worshipped" him. It was Lord Mountbatten who inspired his young nephew with a love for the Royal Navy.

During the war he served as a young lieutenant in charge of searchlights in "Vallant" at the battle of Matapan. Sir Andrew Cunningham, the Commander-in-Chief, mentioned him in dispatches.

Since the war, he has been in the Naval training establishment at Pullhull, where he has been attracting favourable attention from his superior officers.

Lieutenant Mountbatten, who is in London on leave, intends to remain in the Royal Navy. There is no idea yet where the young couple will live. No house has been got ready for them but it is fairly certain that they will live in London.

The first steps towards giving Princess Elizabeth her separate establishment were taken two months ago, when she came of age and a portion of Buckingham Palace was made over for her use.

Born In Corfu

Lieutenant Mountbatten was naturalized early this year, assuming without rank of nobility the surname of his uncle, Viscount Mountbatten, now Viceroy of India.

Half English and half Danish by ancestry, he is second cousin to King George VI and, like the Princess, a great-grand child of Queen Victoria, Britain's last Queen Regnant.

Born on Corfu Island, Philip with his handsome profile—he has been likened to Adonis—almost platinum blonde hair and tall slim figure, was educated in Britain. He has a reputation for great popularity both with hostesses of high London society and with sailors aboard his ships.

It is stated that he will now receive a dukedom, the highest rank in British nobility, and that in accordance with tradition he will be expected to join the Church of England.—Reuter.

Lt. Philip Was At The Tokyo Surrender

London, July 9. Lieutenant Mountbatten saw action in the Pacific during World War II and was present at the Japanese surrender in Tokyo Bay. In 1941 he was in command of searchlight control on board HMS "Vallant" and was mentioned in dispatches.

He was briefly on the staff of his uncle, Lord Louis Mountbatten, Supreme Commander South East Asia, but returned to a sea-going job in the destroy "Walface."

The world has come a long way in the past century, so Lt. Mountbatten can look forward to a better life than his great-grandfather had as consort to Queen Victoria.

All over London and the rest of this little island, Philip can see relics of "Albert the Good," as the British public fondly called him after many years of less printable epithets. Britain was suspicious of foreigners in the middle of the 19th century—in fact, even now one segment of the public makes no secret of its distrust of Philip because of his Greek and Danish connections.

The Precedent

It was not until 1857 that the title of Prince Consort was legally recognized in foreign courts. This is the precedent under which his great-grandson will receive the British title.

Prince Albert died on December 14, 1861, mourned by Queen Victoria, who had an architectural monument erected in Kensington Gardens to his memory, which is also enshrined in the Royal Albert Hall. "The Albert"—a watchchain across the vest; a Prince Albert (cutaway coat); and the Albert Medal for life-saving.

Albert had his Baron Stockmar—the crafty Minister who brought him to Victoria's attention—and Philip has his uncle, Viscount Mountbatten of Burma.

At the age of four, Philip was entrusted to Lord Mountbatten's care and studied in schools in England and Scotland. At 18 he entered the Royal Navy and was a cadet when war broke out. Early in 1940, he went to

sea as a midshipman. Since returning in 1940 he has been serving as an instructor in shore stations.—United Press.

BARCLAY ON BRIDGE

By Shepard Barclay

"The Authority on Authorities"

11 TRICKS

SOME OF the biggest "swings" in the game can depend on the play of a single card. Such things happen in every form of the game—slapdash social rubber sessions, tight rubber battling among tough campaigners, club duplicate games and the biggest national championship competitions. Much of the charm of bridge comes from the fact that there is ever present the possibility of such startling developments favouring one side or the other.

S 9
H 8 4 2
D Q 10 8 5 3 2
C 9 7 6

S 10 5 4 2
H 9 7 5
D J 9
C 8 6 3 2

N 3
W E H A Q J 10
S 6 8
D 7 4
C None

S J 8 6
H K
D A K Q
C A K Q J 10 4

(Dealer: East. Neither side vulnerable.)

East South West North
1 H 3 NT Pass Pass
2 H 1 H 1 H 1 H

East is the player who reported this deal, on the strict promise that his identity would not be revealed—all of which is understandable when you learn what happened.

It was late in a duplicate game, and South reckoned his partner's only chance to win depended on getting away with the few spectacular scores. When heart Q?

CARNIVAL

By Dick Turner



"Stay outta tattoo joints, son—look what happened to me once when I asked for a schooner done on my chest!"

A Line or Two From Sydney

Excitement When Taiping Berthed

Sydney, July 3. The steamship "Taiping" caused little excitement when she berthed last Monday, despite the thorough Customs searches on her last two trips here. The officials took their time inspecting her, but there was no trouble as far as I could see.

The vessel brought 72 Chinese from Hong Kong and many of these said that they intended remaining in Australia. There was a Russian on board who had lost his passport. His name is G. Chernichenko, a 23-year-old White Russian from Shanghai, who said that before reaching Cairns he discovered that he had lost his passport affidavit, his landing permit and his personal papers. He said that he had the necessary papers when he booked his passage in Hong Kong. After advice had been sought at Canberra he was allowed to land after being detained on the vessel for six hours.

Also on board the "Taiping" were Capt. R. I. Groundwater of Jardine's, his wife and two sons. They are to spend their leave here in Australia. While on the wharf awaiting the arrival of the "Taiping" I met "Jock" Fender, formerly of the Hong Kong Police. He has been down here since he left

Hong Kong and is now going to America to stay with relatives. Canberra is advertising for a typist at the Shanghai office of the Australian Legation. The salary is A\$284 to A\$430 a year, plus a living allowance.

When the 40-hour week for employees under State awards came into operation on the 1st the N.S.W. Labour Council decided to ask employers to introduce the shorter week for employees working under Federal and State awards, the chairman of the Sydney County Council said. Consumers would have to pay more for electricity, and Sydney train cleaners threatened to resign because the Railway Department did not reduce their work in proportion to their hours. In addition to this there are negotiations in progress for a five-day 40-hour week for employees of the Australian Railways Union and the Gas Workers' Union.

Increased tram and bus fares have produced a 25 per cent. increase in takings but many usual customers "boycotted" the services, while others attempted to evade the increased fare. The tram conductors cannot possibly secure fares from all passengers at the peak hours so the latest is an "honesty box" (for those who have not paid their fare to the conductor). Another increase in hair-cutting and shaving, both of which have been increased three pence.

One bright light in the overcast industrial front is the reduction in coupons required for clothing. This is a boon that is appreciated by all classes, though the Retail Traders' Association are pressing for the abolition of clothing coupons on the score that supplies of clothing and materials are now becoming more plentiful. There is reason to believe, however, that the present rationing system is likely to be the last, ending at the close of the year.

The arrival of Lord Montgomery in Australia is the big news of the week. He endeared himself to all Australians when he said that he was "almost an Australian. The Field-Marshal is due in Sydney on Saturday." The Prime Minister, Mr. Chifley, sounded a warning this week in Adelaide when he said that Australia must be geared to meet an economic depression, though he added that the country was in a better position to face an economic setback than it was in 1930. A set of three stamps will be issued to celebrate the 150th anniversary of Newcastle. The denominations will be 2½d., 3½d. and 5½d., and they should be on sale very shortly. Defending gambling in the course of a "Churches' Forum" of the "Air" broadcast, a bookmaker said, "I've a free country, if a man wants to lose a few pounds, let him."

British builders brought out here by the Commonwealth Government are most dissatisfied with conditions in Canberra, their main objection being the absence of night life. It is reported that of the 404 that came out here 240 had left the Government's employ by June 4. A Naval court-martial on H.M.A.S. "Australia" dismissed Lieut. Comdr. R. J. V. Hodge from his ship. That officer was captain of the frigate H.M.A.S. "Condamine" when she grounded in Morston Bay, N.Z., on May 8 while on the way to Port Moresby.

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Elizabeth, Philip To Wed

Royal Engagement Announced

MARRIAGE DATE NOT YET FIXED

London, July 9. His Majesty the King tonight announced his consent to the betrothal of Princess Elizabeth, 21-year-old heir presumptive to the throne, and Lieutenant Philip Mountbatten, the former Prince Philip of Greece.

The Court circular issued from Buckingham Palace tonight stated: "It is with the greatest pleasure that the King and Queen announce the betrothal of their dearly beloved daughter, the Princess Elizabeth, to Lieutenant Philip Mountbatten, Royal Navy, son of the late Prince Andrew of Greece and Princess Andrew (Princess Alice of Battenberg) to which union the King has gladly given his consent."

The marriage date has not been fixed but it was indicated authoritatively tonight that it will take place some time before next spring.

All conditions of Princess Elizabeth's marriage are controlled by the Royal Marriage Act of 1772. It is under this act that King George has now given his consent to the betrothal and later, at a date yet to be decided, he will give his consent to the wedding.

This will be done at a special meeting of the Privy Council, at which the King will approve the Order-in-Council setting forth the sovereign's consent for the wedding of the heiress to the British throne. This Council will be attended by Empire representatives, members of the Parliamentary Opposition and the leaders of the Church.

The Prime Ministers of Canada, Australia, New Zealand, South Africa and Southern Rhodesia were told by the King of his intention at the same time as he told Mr. Attlee, the Prime Minister. Congratulations and approval have been expressed from all parts of the Commonwealth.

Proposal-Date Unknown

Exactly when Lieutenant Mountbatten proposed to Princess Elizabeth is not known in Court circles.

It is believed that an understanding was reached between the couple last autumn when Prince Philip was at Balmoral, the King's Scottish estate. The King's consent, without which no official engagement could take place, was not given until after the Royal family's return from their tour of South Africa.

One suggestion being canvassed tonight was that part at least of the Royal honeymoon might be spent on the French Riviera.

Indications and precedents were, however, on the side of a honeymoon in Britain. If Princess Elizabeth were to go abroad, she would break the tradition, and incidentally raise a currency problem because Royalty are equally subject to the law of England, which rules

that no holiday traveller may take more than £75 as spending money.

Huge Crowds

News of the impending engagement, which was splashed across the front pages of London's evening press, drew a large crowd to Buckingham Palace, Royal residence in London, which surged around the Royal car as the King and the two Princesses returned from an outing.

The affectionate greeting given to Princess Elizabeth was typical of the many she has received since advancing in the limelight on reaching the age of 21.

Her mixture of youth and maturity, her fondness for horses and dancing as well as for the theatre and open air activities have endeared her to the British public, which turns out in its thousands whenever she appears in public. Her eyes are sea-blue and her complexion creamy and she avoids using much make-up—a little powder and trace of lipstick is all she needs and her eye-brows remain unaltered.

London's Court dress-makers will soon be employed at high pressure on orders from a large number of society women who will expect to secure places at Westminster Abbey for the wedding ceremony. Clothes rationing and austerity materials will place severe limitations on the styles but no effort will be spared to make it a brilliant occasion.

Princess Elizabeth's engagement ring is of diamonds and platinum, one large diamond and two smaller stones at the side set as baguettes.—Reuter.

Cross-Examination, Apology

Jerusalem, July 9. The Jewish Agency concluded its case before UNSCOP today when chairman Sandstrom abruptly halted cross-examination of the Agency's last representative, Rabbi Fishman, and excused him with an apology. Mr. Sandstrom objected to the persistent grilling of the Indian delegate (Sir Abdul Rahman) of the aged Rabbi on what he considered irrelevant religious issues.

The Committee adjourned until tomorrow after hearing representatives of the Vaad Leumi, Jewish National Council, explain its operation in Palestine. A secret, closed session is scheduled for tonight.

Today's session resembled a Board of Directors' meeting receiving the annual statement from its various departments and was equally dull until Sir Abdul began questioning Fishman on Jewish traditions.

The stern-faced judge went back into history several thousand years trying to trace Jewish-Arab relations in Palestine. The black-robed and skull-capped Rabbi, speaking in Hebrew, tried to satisfy the Indian delegation's pro-Moslem barrage, but was stumped occasionally.

Climax

Things reached a climax when Sir Abdul asked how many Christian Jews there were in Palestine.

The Rabbi explained that it was difficult to identify Christian Jews as "we regard Jews as Jews regardless of their conversion."

Sir Abdul excitedly turned on him, demanding: "Then you regard all Christians and Moslems as Jews?" Mr. Sandstrom broke in in an annoyed manner and advised the Rabbi he did not have to answer, then excused him.

Once more the hearing settled down to the Board of Directors atmosphere and reporters and the scanty crowd picked up their morning newspapers, which they had hastily discarded during the Fishman-Rahman interlude.—United Press.

CURED OF IT NOW?

Moscow, July 9. A sentence of 15 years hard labour was announced here today on a man who stole a fish from a fish-curing plant. Altogether, the Soviet Courts passed sentences totalling 98 years in labour camps on 12 people convicted of theft. Six people were convicted of stealing food, bread, oats and potatoes. Other sentences ranging from five years upwards included 10 years for house-breaking with larceny, and 10 years for stealing furs from a railway car.—Reuter.

ALL-NIGHT D.P. RIOT

Rome, July 9. Two people were killed and ten were injured in an all-night riot in the Italian camp for stateless persons and slaves at Foa, 25 miles north of Rome, today.

The rioting, which lasted 13 hours, began when a woman inmate insulted a guard. Order was established after the arrival of 200 police.

Six people were killed and 20 injured, four of them seriously, in an explosion in a factory near Bologna.

Further explosions were expected as a raging fire was said to be spreading.—Reuter.

Hong Kong Talks On Indo-China

Salon, July 9. Attempts to unite Dr. Ho Chi Minh, President of the Viet Nam Republic—and the Viet Nam Party, of which he is the leader—with leaders of the newly-formed Viet Nam National Front are being contemplated, well-informed political sources said here today.

These sources stated that Dr. Ho recently visited Hong Kong and met Bao Dai, former Emperor of Annam, as well as Nguyen Hai Than, 70-year-old militant revolutionary, popularly known as the "Trotsky of Indo-China."

The National Union Front office in Saigon today released to the press a thousand-word letter which, it was stated, was sent to Dr. Ho three weeks ago through a "common friend."

The letter criticised the policy of certain associates of Dr. Ho in Cochinchina and told him:

"You rightly abolished the Communist Party in Viet Nam more than two years ago and are adopting a truly national policy, but your comrades who do not understand are mixing up national resistance with the aim of establishing a dictatorship of the proletariat."

"Failed"

After detailing several "atrocities" allegedly committed by some of his lieutenants, the letter declared:

"Minh: Your policy has completely failed because your party has placed its interests above those of the nation."—Reuter.

THE AGA KHAN

Lausanne, July 9. The condition of the Aga Khan, who is lying ill at the Palace Hotel, Lausanne, was reported tonight to be "much improved," although he is still very weak and progress is slow.—Reuter.

'Hardly The Moment'

London, July 10.

The Communist "Daily Worker" said today "this is hardly the moment" to announce a Royal engagement, when the country is threatened with the gravest economic crisis of its history, a crisis which will make the depression of 1929 look like a picnic.

The newspaper said: "The onset of this dollar crisis is, of course, no reason why the Heir Presumptive to the Throne should not become a married woman. But such occasions are usually associated with a vast pouring out of slushy and pseudo-patriotic propaganda calculated to distract and to dazzle."

The "Daily Worker" said Lt. Mountbatten had few qualifications to recommend him to the British public and did "little to disguise the fact that this gentleman is a German princeling by origin, a Glücksburg, and a member of the Greek Royal Family."

"We are not attempting to prophesy the political role of Lt. Mountbatten or the extent of the influence he is likely to exercise over the future Queen. But we must express our dismay that an individual with his family background may find himself in a position of great authority over the British people."—United Press.

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THREE CONDITIONS FOR THE REBUILDING OF EUROPE

Paris, July 9.

General Charles de Gaulle today warned that unless Russian expansionism is halted, Europe is doomed to enslavement and the rest of the world will be overwhelmed by a third world war.

Speaking at an Anglo-American Press Association luncheon in his honour, General de Gaulle laid down three conditions for rebuilding Europe and assuring world recovery:—

1. That all European nations, including Italy and other former Axis satellites, should be allowed to resume their place in Europe.
2. That external aid, particularly from the United States, should be available for Europe.
3. That Britain and France maintain a close and sincere relationship.

In his most direct attack yet against Russia, General de Gaulle declared that Soviet influence now had swept over two-thirds of Europe and warned:

"If things were to remain what they are, this Europe sooner or later, by the law of physics, will be absorbed by hegemony, beneath which its genius and its light would disappear. And as far as the world is concerned, its destiny would only be an immense and fatal war."

General de Gaulle said the first essential for avoiding war was to rebuild Europe, because "in this way alone would it be possible to hold back the hegemony which seeks all the time to spread Westwards in proportion to the trouble and unrest it finds there."

Three Conditions

On his three conditions for European recovery, he said:—
"The first is that Europe should be sufficiently large and prosperous enough not only to live but to act still as an attracting force ... that is to say, Europe constantly should summon to join it nations of the Continent which are kept apart by force or inclination ..."

"The second is that it should be helped to emerge from misery and division by those who have the means, that is to say, primarily by the Americans. It may be the salvation of the world that the United States has admitted it has duties towards Europe and clearly recognizes that those duties coincide with those it has towards itself."

"No one has mistaken the very vast extent of the proposal made by General Marshall. Not only does the United States Government show its determination to help Europe directly in the sphere of reconstruction but furthermore, it has invited it to organize itself in this respect into a whole and to establish a common plan for all the states which want to join

for their own recovery. That shows far-sighted initiative and one hopes it will be fruitful...
"The third condition is Anglo-French cooperation ... we British and French, who have to bear together the principal duties in the West, are taking care that the world of the future shall not be peopled with our regrets for lack of our admissions."—United Press.

Hysteria Over The Flying Saucers

New York, July 9.

Three scientists today said the hysteria stirred up over the "flying saucers" could well mean that psychological casualties in an atomic or rocket war would far outnumber deaths from atomic bomb explosions.

One of these experts, Dr. Edward Streker, Director of the Philadelphia Hospital for mental nervous diseases, described many reports on the "saucers" as a mental condition known as "pathological receptiveness."

Dr. Streker said that at the beginning of the saucer episode, "some persons may have seen something, such as the glint of an aeroplane in fast flight."

He said that the emotional state of many persons had been overactive since the first atomic bomb exploded and he had examined persons who still believed they had been made impotent or sterile as a result of the bomb that wrecked Hiroshima.

Another expert said hysteria over the saucers might be an example on a small scale of what would happen if an atomic bomb were dropped on this country or if actual rockets from a foreign power started zooming over the countryside. Psychological casualties among civilians would be tremendous, he said.

He recalled that the Japanese did not react hysterically to the atomic bomb, but at that time they did not know what had hit them. Americans by now know the disastrous results of atomic bombs.

"Revamp" United Nations?

Washington, July 10.

Ten Senators have proposed that the United Nations be revamped—possibly without Russia as a member.

One of these Senators and two others promptly topped this with an even stronger proposal to clothe the United Nations with world government authority to enact, interpret and enforce laws to keep the peace.

The proposal for United Nations reorganization was made in the form of a resolution calling for a charter conference "to propose and adopt amendments and revisions that will strengthen the United Nations as an instrument to prevent war and maintain world peace."

Senator Ferguson, Republican of Michigan, who offered the resolution to the Senate, told reporters that he and others were "coming gradually to the conclusion" that if the Russians fail to cooperate it may be necessary to reorganise the United Nations without them.

"If peace cannot be maintained with Russia naturally we will have to do all we can to maintain it without Russia," he declared.—Associated Press.

CHINESE SEES TITO

Belgrade, July 8.—Marshal Josip Tito yesterday received Mr. Liu Ming, president of the Trade Federation of China, and Sri Pan Dango, president of the All-India Trade Union Congress.
Mr. Lokovitch, Vice-President of the Central Committee of the Yugoslav United Trade Unions was present.—Reuter.

"BLOOD OF THE HANGMEN"

Jerusalem, July 9.

The Jewish terrorist organization, Irgun Zvai Leumi, said tonight that "if a criminal hand is raised against our three prisoners of war (now awaiting execution in Acre gaol) we shall make our arrows red with the blood of the hangmen."

In a statement to the press tonight, it appealed to the UNO Special Committee on Palestine "to fulfil its duty and prevent the murder" of the three men, sentenced to death for their part in the Acre prison break in May.—Reuter.

U.S. Dollar, Not Yen

Tokyo, July 10.

Allied civilians will soon be required to pay fares in U.S. dollars for all railway transportation within Japan under a new plan which will shortly be put into operation.

United States dollars collected from this new source of dollar revenue will theoretically be turned over to the Japanese Government for liquidating the dollar expenditures of the Occupation, but will actually be taken by the U.S. Army authorities to make up for the shortage of US\$78,000,000 which American troops in Japan during the first months of the occupation made through black market activities.

Collection of rail fares in U.S. dollars from Allied civilians in Japan will be only one of the several ways the American Army authorities have devised for making up the deficit. Prices in Post Exchanges (The U.S. NAAFI) in Japan were raised 25 per cent several months ago to make large profits for this purpose.

The Post Exchanges, have also been buying Japanese goods with yen and selling the same items to Allied personnel for U.S. dollars. Rent and service charges, paid in U.S. dollars by civilian personnel living in dependent facilities, have been another source.

Up to now, Allied civilians have been allowed to travel on trains operated for Allied personnel without charge in the same way the troops travelled. Allied civilians are prohibited from travelling in ordinary Japanese trains.—Central News.

Critic Of United States

Washington, July 8.

Lieutenant General Sir Frederick Morgan, former UNRRA chief in charge of displaced persons in Europe, today criticized the United States for its "do nothing" attitude towards them.

In a letter to the "Washington Post," he described the great work that is being done in Britain for displaced persons, and added: "Yet when one turns to look for some equivalent activity on the part of the United States which has at its disposal such immeasurably greater resources and no less great resources in human kindness, it is curious to find that so little that is practical seems hitherto to have been done."—Reuter.

Lake Success, July 10. The United Nations Security Council has directed its membership committee to reconsider applications for membership from Portugal, Ireland, Albania, Transjordan and Outer Mongolia, and to make recommendations, by August 10.—Associated Press.

Secret Society In Japan

Yamagata, July 10.

Kyodo news agency said today that the police arrest of a former Japanese soldier revealed a well-organized team of members of a former secret ultra-nationalistic society, which has been responsible for a series of large-scale robberies in various parts of the country.

The ex-soldier, Tamotsu Okasaki, told the police the underground organization was formed shortly after the Japanese surrender and was headed originally by a former Army General known as Shishida. At one time the organization boasted a membership of over 10,000 demobilized soldiers.

He said developments after the surrender, however, had led demobilized soldiers to abandon the organization, but some members banded together and carried out mass holdups of trains.

The Japanese police are at present conducting a search for 60 members of Okasaki's gang who are reportedly hiding in Yamagata prefecture.—United Press.

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A Quid For Two U.S. Dollars

London, July 9.

American sailors with the United States Navy's training squadron now visiting Weymouth, Plymouth and Portsmouth are being offered as much as £1 for two American dollars by black marketeers.

The official rate of exchange is \$4.03 to the Pound. Sailors on board the ships surrender their dollars at the rate of \$4.04 for every Pound they receive in return.

Cartons of American cigarettes are bringing as much as £2 (\$8) each. There are 200 cigarettes to the carton. British cigarettes cost about 3/4d (68 cents) a packet of 20.

Sailors say that in Piccadilly Circus, not far from the Soho headquarters of some of the city's biggest underworld gangs, they can sell cigarettes or candy at any time. They are surprised at the strict rationing of candy in England.—Reuter.

SENORA PERON

London, July 9.

A spokesman for the reception committee formed to arrange the visit of Senora Peron of Argentina to Britain announced today that the Committee chairman, Lord Davidson, "has learned to his regret that it now appears unlikely that Madame Peron will be coming to London next week."

"There is at present no definite information whether or not Senora Peron proposes to visit this country later or will return direct to Argentina," the spokesman said.

He did not indicate the reason for the apparent change in Senora Peron's plans.—United Press.

Jerusalem, July 9. Air Vice Marshal Sydney Ernest Storrar, CBE, has been selected by the Secretary of State for Colonies for appointment as Director of Civil Aviation in Palestine, it was officially announced on Tuesday.—Associated Press.

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UNOFFICIALS' SPEECHES IN COUNCIL HOUSING DEBATE

(Continued from Page 3)

the solution may be progress in the solution of this problem is negligible.

"If you want to put in words like 'substantial' all right. You can say that, but I have a lack of substantial progress, or very little progress. But if I were to say that there has been a lack of progress, I think I have expressed the situation correctly."

"It is a statement of fact; it is not an assessment of blame or credit. There may be reasons for it, but it is purely a statement of fact, and I cannot see why Government should object to it."

"Now on the first sub-paragraph Government should continue to regard rather than should regard. May I say this, that I have not the slightest doubt that His Excellency Sir Mark Young, and if I may say so without any desire to flatter, that Your Excellency yourself and your high advisers, have always regarded the problem of housing as one of great urgency. Unfortunately, for some reason or other, the policy of Government could only be implemented by some Government machinery which very easily was changed by red tape."

Government Offices
"Now I speak without any fear of contradiction that the delay in dealing with this matter for whatever reasons has been very serious, and has been such as to make one wonder whether Government, as a whole, has really always regarded this question as one of importance at all. This officer says the effect of this is negligible, the effect of that is negligible; it may be that an application to Government for the terms of renewal of Crown leases is also very negligible; but I know this, that in answer to one application sent in June last year, the terms have not as yet been formulated."

"As regards sub-paragraph 2, Government wishes to delete the words 'without delay, plan and' in the preamble on the ground that Government has all along planned on rapid and extensive building, both domestic and office. I don't wish to be controversial or more controversial than I need be. The need of office accommodation is well known. Elsewhere I have expressed my opinion on this need, and the effect of my remarks was this: Surely you could put up temporary offices like those now outside the Supreme Court to house some of your departments. Why should Government offices occupy floor after floor of the more expensive and central offices in town? I know of people who were here before the war, who have been waiting for office accommodation for the last two years and they are still waiting. What plan has Government made to house these various Government offices now in requisitioned premises? Has Government done a thing? Well, sub-paragraph 2 is meant as a reminder to Government of its failure in the past."

Repressive

"As regards sub-paragraph 3, I agree, Sir, that in relation to the housing problem as a whole, the question of renewal of 75-year Crown leases has not a very great effect; but we know that many blocks of flats have been held up owing to this policy. It is all very well for the Hon. Director of Public Works to say that we have been told 'you can go ahead with your six flats and we will give you a Crown lease for half of the land'. Well, unless we want to go on splitting hairs, the effect of this is that I confiscate half your property and give you a Crown lease for the other half. If that policy is not repressive I don't know what is."

"A word on this question of renewal. Now we have got it from Government speakers that in 1941 there was no question at all of imposing new building covenants because in 1941 the buildings existed and therefore the only question was that the lessee must maintain the buildings in reasonable repair. Now if there had been no war, today presumably the same position would apply. Therefore, if you say the house has been demolished and because it might cost five to ten times more for you now to put back the premises, you still have to do it, one can understand that the present policy is that it is based on no principle except that what buildings or further buildings have to be put up depends on the whim and fancy of the Director of Public Works."

No Justification

"I invite Government to consult certain high officers as to the accuracy of my remarks as to the pre-war practice. From the silence of the speakers in that respect I infer that what I said was correct, and that being the case I must say this: I have not heard one single word which in my opinion can justify the Government's present attitude and say that now in 1947 I will claim the right of saying to you, 'Build here, build here; build here, before I grant it to you, when admittedly in 1941 I never dreamt of exercising that right.'"

"I have not heard a single word that Government intends to review this question unless the words in the amendments 'That Government should keep under constant review positions of policy' are meant to give an indication that Government would do so."

"Now as regards my friend the Director of Public Works' reply to the two cases I quoted, I have dealt with one case and have suggested that his remarks that Government has done nothing to block the erection of the six flats is not accurate. As regards the other case, I suggest that those who have heard my friend would say that Government was most reasonable that so far from being a rapacious monster, that the Director of Public Works was really an angel with wings. What he suggested was this: 'Well, yes, we might have asked you, I don't know how many times, now, of the building covenant that we asked in 1941. We might have insisted on a condition that you should build in some miraculous time—a time in which the Director of Public Works could not do it. We might have asked these silly things, these absurd things, but we are reasonable. All these matters are open to negotiation, and if you can satisfy us that the building costs are such and you require less, it is easy, just negotiate.'"

Iniquitous
"May I invite my friend to find out what was the reply Government sent to the Company in reply to the Company's protest against these terms? Did it say, let us negotiate? I don't wish to say anything that may be inaccurate, and I invite him to table a copy of the reply at the next meeting of this Council."

"There is only one more word to which I want to refer, arising out of the remarks made by the Hon. Attorney General, and it is his statement to the effect that even if the Excess Duty provision were rescinded, the department concerned would still have to assess in many cases, because of the obvious undervaluation. Those of us who are not lawyers could never have understood what the Attorney General was referring to. I wish to make it plain. Up to this year, only a few months ago, as far as I know, when Government says 'I would charge you \$1 ad valorem on a conveyance on sale, the policy and practice has always been, you pay on what the purchaser in fact pays on consideration. If a man pays \$100,000 for a house and it is a bona fide purchase, he pays on \$100,000. Owing to the same interpretation of the same law in England, the assessment authorities now claim the right of saying that, I do not care how much you pay for your price, you may be a sucker, I think that is the expression. The purchaser might

FUR COATS IN HEAT WAVE

Shanghai, July 10.

The price of fur coats in Shanghai is spiralling despite the heat wave in Shanghai.

The reason is that Soviet repatriates are raiding the market anticipating sub-zero Siberian weather by the time they arrive in their homeland under the Soviet Government repatriation plan. — United Press.

have succeeded in buying for very much less, but if I choose to value the property as \$200,000 you pay on \$200,000."

"Now this is absolutely iniquitous, and I hope this will be tested soon in Court, but I do not wish the Attorney General's remarks to go unchallenged. In the sense that we accept the situation, if necessary I will press for legislation to make the position clear. We are not concerned with protecting the fraudulent, but we are concerned to see that the innocent purchaser is not misled by improper levies."

"I have indicated the reasons why I am unable to accept the amendments proposed and seconded."

MR. LEO D'ALMADA Facts and Figures

The Hon. Mr. Leo d'Almada, full member, said:—

"I have been a member of this Council only since 1937 and so cannot claim very long experience of it; but in the time I have been a member I have never heard a debate in which more spirit has been displayed, more enthusiasm shown on both sides, and consequently a higher standard of speeches resulting."

"If I may say so, with respect to Your Excellency's speech, if its sincerity could not be gauged from its language, undoubtedly to those of us who have the pleasure of hearing it, that sincerity was clearly conveyed by its tone."

"As to the speech of the honourable member of this amendment, the Colonial Secretary, I think I can pay him no higher praise than by saying that probably for the first time since he has been a member of this Council he has been audible at the far end of this table. (Laughter)"

"The Hon. D.P.W. gave a large number of facts and figures cleverly marshalled, for which I congratulate him and I must frankly say with respect to my friend Mr. Gillespie that he abashed to a great extent the arguments put forward by the last named honourable member."

"Coming to the speech of the Hon. Attorney General, may I say he wound up with a debating point, a peroration worthy of the best traditions of the Oxford Union Debating Society or even possibly of Trinity College, Dublin."

Tongue in Cheek?

"Impressive as was the Director of Public Works' speech, full of substance as was the argument from the Attorney General, worthy of consideration as were the points made by the Hon. Colonial Secretary, I am not sufficiently convinced to vote in favour of this amendment, and I propose therefore to vote against it, and that the amendment should not be carried in favour of the mover of the amendment."

"Before sitting down I may perhaps be allowed to make a reply to a reference to my speech by the Attorney General. He said I urged Government should continue to control premises as

and when they are requisitioned but that I foresaw some of the objections to it, and to those objections seemingly he added one more, that is, that it would be difficult indeed for the Requisitioning Authorities or any other authority to gauge how best to employ the premises about to be requisitioned; and on that point he said: 'That on premises being requisitioned, assurances are extracted from the landlords that these premises would be put to their best use', and my learned and honourable friend went on to say that so far as he knew those assurances had been honoured."

"I am tempted to ask him whether he has come to that conclusion on the evidence such as he and I understand by the wording, or whether he has had it at third or fourth hand, because it seems to me when he made that remark there was a slight bulge in his left cheek, which led me to speculate his tongue rested there."

Benefit To One Class

"I still maintain that it is relevant to this debate to consider whether or not Government should assume control of or requisitioned premises and I say that because although admittedly it will not carry the solution of the problem very far and although as suggested by my friend looking at it broadly it is not embracing one, to wit, because it can only be a benefit to one class, I nevertheless say it is the duty of Government to look after that class in particular, because they are the genuine old time residents of Hong Kong."

"I can see no reason why premises being requisitioned should be handed back to the landlord, and whatever the value of his assurances to the authorities concerned, they must doubtless be open to temptations, to pecuniary considerations, which should not weigh with a Government party who retains control and is just as fit, if not fitter, to decide how many of which persons should be housed in these premises, whereas if left to the landlord you may have the danger of a Shanghai millionaire coming down and occupying premises to which he has no moral claim so far as this Government is concerned."

"To carry out the policy I have urged means extending control of private enterprise, means further regimentation, that is the word to use, I think, but controls have proved enormously satisfactory in many cases, and I see no reason why in this case it should not be also."

MR. M. M. WATSON

Last to speak was the Hon. Mr. M. M. Watson, who said:—

"I am content to leave the matter in the hands of my three unofficial colleagues so far as the answers they have made to the debate are concerned, but there are one or two points which have arisen in connection with the speech I made the last time, which I think I should clear up."

"The first point the 1,000 tons of steel which have been referred to more than once. It is a fact that the 1,000 tons in question, which I am told have grown considerably, is not what I believe is the ordinary UK basis of standard. However, I am told it is perfectly good steel, the only point being that you have to use more than the standard steel. The Hon. Director of Public Works did not say it could not be used. He also referred to a quotation I made from a correspondent which he said was contradictory to the review of the position which showed that the basic materials were in no immediate shortage. The contradiction also occurred to me, and if my honourable friend will look at my remarks that I inserted after 'my correspondent' the words 'nevertheless' and the reason I put that in was to point out the apparent contradiction. But I take it that the quotation from his point of view meant that things would be very much better if there had been a co-ordinating policy of building."

"I think the next reference to anything I said was made by the Hon. Attorney General. He referred to the Excess Duty Stamp. I did not suggest that the phase of taking profits over pre-war sales had ceased. I suggested that instead of the Excess Profits Duty which now held up putting through conveyance of land, a three percent ad valorem should be put on the difference between the two values. There would still be one percent duty on the conveyance."

A Burden

"Regarding my reference to architects' certificates, these are very often a burden in cases where a property sold is a small one. The architect's certificates which are required for rebuilding would hypothetically have been put up in 1938, whereas the architect is now busy putting up the building in 1947."

"I heartily associate myself with the remarks of the Hon. Mr. M. K. Lo on the question of the raising of the consideration by the Stamp Office. If I may say so, my friend the Hon. Attorney General has rather misread my remarks which were meant to be ironical. He states the section in which a condition is raised comes from an Act which was enacted in England in 1910. I said so myself. I said it appears to be overlooked in England. By that I meant that nowhere can I find a mention of the Attorney General mentioned one, although this section had been enforced in England for 37 years—nowhere can I find a case where the Revenue Authorities in England have raised a consideration."

"I still say the way the Ordinances as put into force by some officers is disgraceful. Since the last time I spoke I have come across six more cases where the Stamp Office have come across six more ten percent. I join the Hon. Mr. Lo in denouncing the method in which this section has been read out."

Grave Concern

"The Attorney General again misunderstood me when I said I had back no document in the office which had been sent in on April 23. When I made the remark last week, that was quite true. I did not make it clear that I had no document back which had been sent in since April 23."

"These are only points I wish to make because I cannot support the amendment for two reasons. 'First they do not deal with the point in the motion and second because if they were carried the motion would then have no relation to its original. It may be due to my technical training, but I cannot allow myself to vote for the amendment which totally disregards the motion which it is proposed to amend.'"

"The motion 'to cause grave concern' is disclosed in the Hon. Colonial Secretary's statement, and the amendment shows the situation in the Colony. These things are two entirely different matters, and I still say I feel grave concern and disappointment at the Colonial Secretary's statement because I defy him to point anywhere in that statement anything to justify the amendment he proposes. Nowhere is there in that statement mention made of a house having been built anywhere. I have some doubt as to whether it is even relevant."

"The motion, if passed, would be a complete exonerating of the Government which is the criticism arising out of the original motion, and that exonerating is one to which I feel the Government is not entitled. Furthermore I think I am right in my supposition that if the motion is carried, although the unofficials vote against it, it will go down in records that a motion exonerating the Government from all blame in connection with the admittedly distressing housing situation, has been proposed by the Hon. Mr. Landale and seconded by Mr. M. K. Lo."

Absurdity

"That, Sir, in my view shows the absurdity of the amendment which has been proposed and Hansard will record that for future generations. If I may say so, Your Excellency, I quite agree that the real point of the debate is the necessity of providing houses. There is a well-known case known as Stollal—a case in the House of Lords in 1901—a dispute between two manufacturers of beer over the trade marks on their bottles. In the course of the debate Lord MacNaughton said that thirsty folk wanted beer, not explanations. The ordinary man in Hong Kong, I don't think he could be more thirsty in the Sahara Desert than to be houseless in Hong Kong."

"For these reasons I cannot support the amendment but I hope that after the smoke from the debate is cleared we shall see a large breach in the obstruction which this motion wishes to attack."

The Hon. Mr. Landale then called for a division. All the official members voted for the amendment, while all the unofficials voted against.



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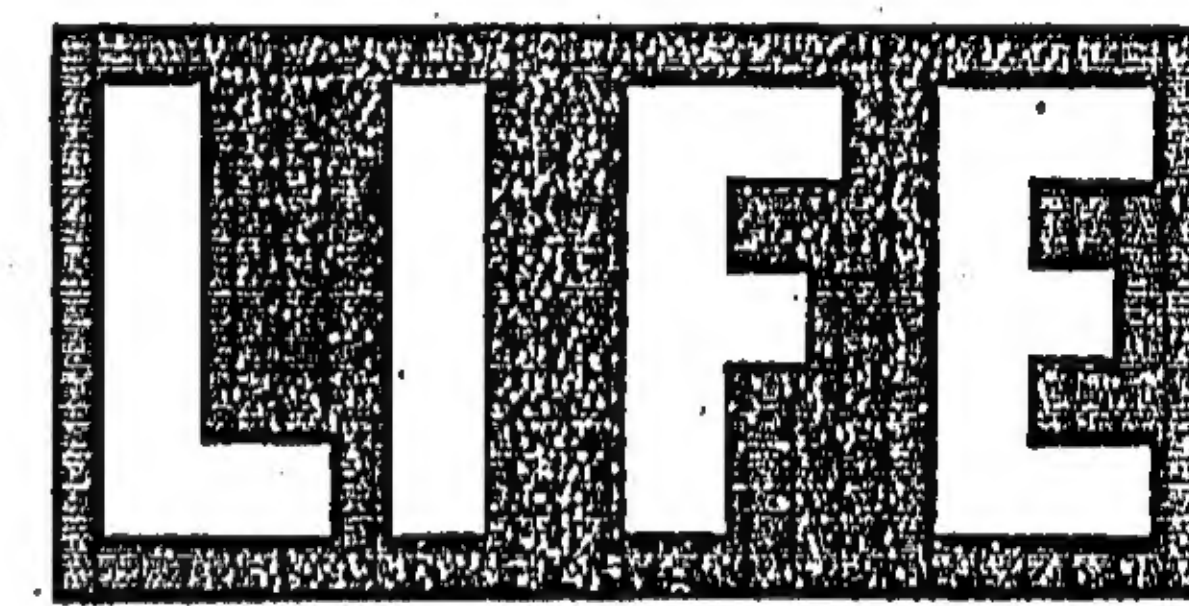
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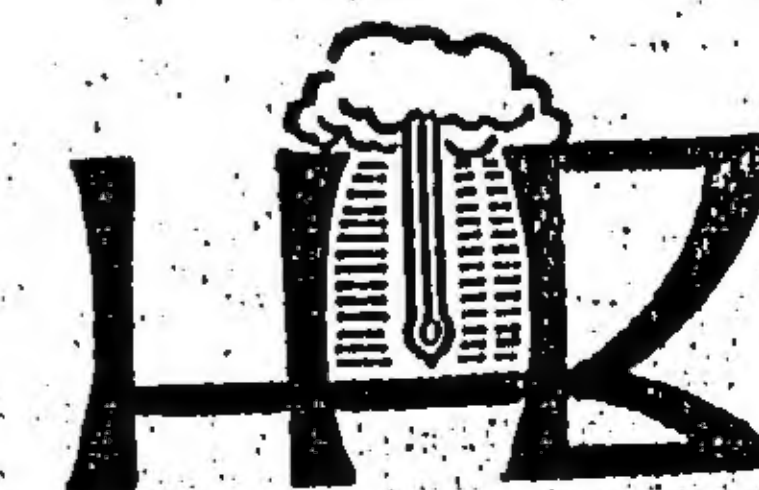
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N.Y. Stock Market

New York, July 10.

Light selling depressed most stock market leaders on Wednesday after nine straight rising sessions—a record since the boom year of 1929. Brokerage customers were inclined to cash profits on the lengthy upswing with the idea a technical correction was overdue.

Extreme losses ranging from two or more points were reduced in most cases at the close. Transfers totaled 1,640,000. Gainers included Allied Chemical, American Woolen, Procter and Gamble, Western Union, Among laggards were Union Pacific, Norfolk and Western, Superior Oil, Douglas Aircraft.

Dow Jones Averages: Stock 64.42; 20 Industrials 181.72; 15 Rails 47.92; 10 Utilities 35.67.

Changing quotations for July 9:

Alaska Express 16 1/2, Alaska Juneau 5 1/2, American Can 9 1/2, American Smelting 58 1/2, American Telephone 155 1/2, American Tobacco 75 1/2, American Waterworks 15 1/2, Anaconda Copper 36 1/2, Aviation Corp. 5 1/2, Baldwin Locomotive 18 1/2, Barnsdall 28 1/2, Bendix Aviation 32 1/2, Bethlehem Steel 87 1/2, Boeing Aircraft 16 1/2, Borden Co. 43 1/2, Canadian Pacific 12 1/2, J. I. Case 38 1/2, Chrysler 112 1/2, Colgate 49 1/2, Commercial Solvents 25 1/2, Corn Products 63 1/2, Dupont 105 1/2, Eastman Kodak 45 1/2, Electric Light & Power 16 1/2, General Electric 36 1/2, General Motors 58 1/2, Goodrich 55 1/2, Goodyear 48 1/2, Homestead Mining 45 1/2, International Paper 42 1/2, International Tel. & Tel. 12 1/2, Johns Manville 34 1/2, Kennecott Copper 45 1/2, Montgomery Ward 11 1/2, National Discount 21 1/2, National Lead 34 1/2, New York Central 15 1/2, Packard Motor 5 1/2, Pan American Airways 11 1/2, Pennsylvania RR 20 1/2, Radio Corp. 8 1/2, Republic Steel 26 1/2, Reynolds Tobacco 40 1/2, Schenley 31 1/2, Sears Roebuck 40 1/2, Security Vacuum 10 1/2, Southern Pacific 32 1/2, Standard Brands 29 1/2, Standard Oil of Cal. 60 1/2, Standard Oil of N. J. 76 1/2, Studebaker 19 1/2, Union Bag 32 1/2, Union Carbide 107 1/2, U.S. Rubber 48 1/2, U.S. Steel 71 1/2, U.S. Lines 21 1/2, Westinghouse 27 1/2, Youngstown Sheet Tube 65 1/2, Greyhound 10 1/2, Public Utilities 14 1/2, Associated Press.

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Little Reaction

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The "Financial Times" Washington correspondent says that United States officials are studying the International Monetary Fund's statement of June 24 on free market gold dealings at premiums.

It is believed that the United States Government is not now contributing to this trade although during the war it supplied gold which found its way into the free markets of China and the Middle East.

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SAILINGS TO

"NANCHANG"	Keelung Noon 11th July
"HUNAN"	Swatow 3 p.m. 14th July
"HANYANG"	Amoy, Shanghai & Tientsin 8 a.m. 14th July
"SHENGRING"	Shanghai, 4 p.m. 18th July
"NANCHANG"	Shanghai & Kobe 4 p.m. 21st
"SZECHUEN"	Bangkok 4 p.m. 22nd July
"NINGHAI"	Shanghai 4 p.m. 23rd July
"PAKHIOI"	Singapore, Batavia, Sourabaya & Macassar D.L. 24th July
"FOOCHOW"	Haiphong, Pakhoi, Hoihow & Tsamkong 10 a.m. 25th July

ARRIVALS FROM

"HUNAN"	Swatow a.m. 13th July
"PAKHIOI"	Bangkok 17th July
"NINGHAI"	Singapore 17th July
"SZECHUEN"	Java & Spore 17th July
"SHANTUNG"	Haiphong, Pakhoi, Hoihow & Tsamkong 21st July

CANTON RIVER LINE

"FATSUAN"	Arrives 3 p.m. 11th July
"WUSUEI"	Sails 5 a.m. 13th July
	Arrives 3 p.m. 13th July
	Sails 4 a.m. 15th July

Agents: BLUE FUNNEL LINE**U.K. SERVICE****Arrivals from**

"SARPEDON"	U.K. via Straits 11th July 5 p.m.
"ANCHISES"	Passengers landing Queen's Pier 7 p.m.
"MENLAUS"	—do— 14th July
"EUMAEUS"	U.K. via Straits Early Aug.
	U.K. via Straits Early Aug.

Sailings to

"GLENAFF"	Genoa, Marseilles, Harve, and Glasgow via Port Said late July
"SARPEDON"	Liverpool via Port Said late July

NEW YORK SERVICE**Arrivals from**

"RIEXENOR"	U.S.A. via Manila 3rd week July
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Agents: Australian-Oriental Line, Ltd.**Arrivals from**

"SHANSI"	Australia 10th July
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Sailings to

"SHANSI"	Sydney & Melbourne Early August
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TO AND FROM PACIFIC & ATLANTIC COASTS**U.S.A. LOADING DATES**

From	Date	Vessel
Atlantic Coast	late July	m.v. "DONALD"
Pacific Coast	mid August	m.v. "DONALD ANICETA"
	early August	m.v. "MANGALORE"

ARRIVALS

From	Date	Vessel
Atlantic Coast (via Los Angeles)	20th July	m.v. "DONA AURORA"
Pacific Coast	6th August	m.v. "BATAAN"

SAILINGS

For	Date	Vessel
Atlantic Coast (San Francisco & Los Angeles)	23rd July	m.v. "DONA AURORA"
	3th August	m.v. "BATAAN"

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For Freight and Further Particulars please apply to—

Agents **JEBSEN & CO.** Pedder Building
Tel. Nos. 28661-3**"JIMMY" LANDAU'S STORY**
Torture At Central Police Station
Graphic Story Of Ordeal

"I can never forget the experiences which I underwent while detained at the Central Police Station," declared Mr. Aaron Landau, (better known as "Jimmy" of Jimmy's Kitchen) when testifying before No. 7 War Crimes Court yesterday at the trial of four Japanese Gendarmes, members of the Western Gendarmerie Headquarters staff.

Mr. Landau also asserted that on one occasion, when he asked "Slap Happy" for some water with which to wash his face, the latter dipped a broom into a bucket of human excreta and then wiped it across his face.

The four Gendarmes, Capt. Ushiyama Yukio, Sgt. Major Ichimura Kakeo, Sgt. Major Morino Sakuzo and Sgt. Major Mitsuyama Hiroshi, are charged with being concerned in the ill-treatment of prisoners in custody at the Western Gendarmerie Headquarters (Central Police Station), causing death to some and injuries to others.

Major Lai, prosecuting officer, asked for an adjournment at the end of the day's hearing, as he was required to go to a Court Martial which was due to start on Monday, June 14. The Court Martial would probably take a week. The President said that the Court had been forewarned and hearing would accordingly be adjourned since die at the end of the day's proceedings.

Lai Chung-yiu, who was a prisoner at the Western Gendarmerie Headquarters, told the Court that he was interrogated on more than ten occasions during the period of his detention. When he denied the accusations which were made against him, he was beaten with a leather-covered cane and given the water torture.

Woman's Ordeal

He said that he met Lieut. Shrigley, Mrs. Chester Bennett, Lieut. son, Emil, and Miss Nancy Yip, his housekeeper, while detained at Central Police Station. Nancy Yip was stripped naked and tied to a ladder in his presence. She was questioned regarding his activities and when she refused to answer the questions put to her, she was given the water torture. He could not bear the sight of Nancy Yip being tortured and promised to talk.

When he was released, he could not walk because the water tortures and beatings to which he had been subjected caused him to become paralysed all over. He concluded his testimony by saying that he had offered a reward of \$1,000 for the arrest of a Japanese Gendarme named Komino. An affidavit by Mrs. Emil Landau was then read out by Major Lai, after which hearing was adjourned.

Death Leap

At about 10 a.m. the next morning, Lai heard the sound of a cell door being opened. Not long afterwards, he heard a dull thud which resembled the sound of some heavy object having fallen to the ground from a height. On peeping out of his cell, he saw the body of a person dressed in uniform lying on the ground.

Lai identified the body as that of Shrigley when he was ordered to attend the scene with a view to obtaining a last statement. Dr. Reuter and a Mr. Tansey were also present. Morino, arrived about five minutes later; he kicked the inert body of Shrigley and made an offensive remark in Japanese while doing so. Lai also testified regarding the ill-treatment of Emil Landau, whose beard was burnt with lighted cigarettes by Morino. Emil Landau, who was also given the water torture, was interrogated regarding money which he had sent to inmates at Stanley Camp.

Lai also asserted that his friend, Chau Man-kwong, was interrogated by Matsuyama and given the water torture as well. Mr. Landau The last witness to be called yesterday was Aaron Landau, who said that he was arrested on Apr. 13, 1944 and taken to the Central Police Station. He was interrogated so many times that he could not remember the exact number of interrogations to which he had been put through. When asked to describe the treatment which he received

at a third interrogation, Shrigley was more severely beaten and water tortured than on previous occasions. He was so badly beaten and tortured that he had to be assisted back to his cell. Lai said that while helping Shrigley back to his cell, the latter said that he could not endure such torture any longer.

At 2 p.m. that day, continued DS1 Matches, Inspector Siu went to a cooked food stall at Nga Tsin Wai Road. He saw accused go up to the stall, pause a moment, and then leave quickly. Defendant then went to a fruit stall followed by Inspector Siu. Ng asked the foki of the stall for 20 cents, which was paid immediately. When the money was handed over to accused, Inspector Siu arrested him with the money in his hand. In his other hand was found \$3.15 in 10-cent and 5-cent notes.

Subsequent inquiries brought to light the fact that defendant went to the cooked food stall on June 18 and 20. On each occasion he asked Kwan Kuen for 30 cents, and when Kwan refused to pay said: "I will have you arrested and you won't be able to have your stall here." As it was such a trivial sum, Kwan paid up on both occasions.

On June 25, continued DS1 Matches, when defendant went up to Kwan's stall he was asked to wait a little while as the complainant was busy. Instead of doing so, helped himself to 30 cents and walked off.

When questioned, the hawkers in the district said that they all paid because the amount was such a trivial one. The defendant was, however, found with \$30 in a pocket in his underpants, said DS1 Matches, who added that that sum was exclusive of the \$3.15 found in his hand.

The accused must have been working this racket for some time, for a foki of the fruit stall, who entered his employment only a month ago, stated that he was told by his predecessor that he would have to pay 20 cents every so often, said DS1 Matches. The hawkers referred to this collection as "san kwai."

Defendant, said DS1 Matches, claimed that he was collecting the money for sweeping the area around the stalls. This was refuted by the hawkers, who stated that no such work had been done by Ng Kam.

On His Worship declaring "we have to stop this sort of thing," DS1 Matches stated that "it is not often that we can get the man."

CHINA WANTS JAP SHIPS

Nanking, July 9. The National Navigation Conference today passed a resolution asking the Ministry of Communications to insist on taking over 530,000 tons of Japanese shipping as reparations.

The conference, which opened today, also approved Reparations Commissioner Edwin Pauley's proposal allowing Japan to retain 1,500,000 tons of her merchant marine.—United Press.

Opium Case Fine

Au Lam, 34, was fined \$800 or three months when he was charged before Mr. F. X. d'Almeida at Central magistracy yesterday with using 9 Tung Hoi Street as an opium den.

Seventeen smokers found on the premises were all fined \$20 each (or two days).

Inspector Wilkerson told the court that two rear cubicles, were used as an opium den. There were seventeen smokers on the premises and eight pipes and 15 lamps were in use.

Seized in the raid were eight pipes, 15 lamps, 21 pots and one jar of opium. There were also CN\$1,100 and \$35 in Chinese Customs Gold units. The money was ordered converted into Hong Kong currency and put into the poor box.

New Crimes Trial

This morning at 10 o'clock No. 6 Military Court will assemble to try a member of the Imperial Japanese Army—Sergeant-Major Kamada Yasushi.

Sgt-Major Kamada is charged with committing a war crime "in that he, at Hong Kong, between June 1, 1945, and August 31, 1945, was concerned in the ill-treatment of Li Wai-lam, Chang Kwan-wu, Ng Wo-shun, Ng Shing and other Chinese. His alleged ill-treatment resulted in the death of Ng Shing and five other Chinese, whose names are unknown, and much bodily suffering to other Chinese."

The Court will be under the presidency of Lt-Col. R. C. Lamming, with Major R. S. Butterfield and Captain L. E. Gamble as members. Major Ormsby will act as prosecutor and a Japanese lawyer, detailed and advised by Lt. Bankfield, will defend the accused.

Preyed On Kowloon Hawkers

A total of eight months' hard labour was passed on Ng Kam, 30, vegetable gardener, by Mr. W. A. Blair-Kerr at Kowloon yesterday when he pleaded guilty to two charges of demanding with menaces the sum of 30 cents from Kwan Kuen at Nga Tsin Wai Road on June 18 and 20 respectively.

According to DS1 H. T. Matches, defendant had been preying on hawkers in the Kowloon City district for some time, and it was only due to exhaustive investigations by Det-Inspector C. Y. Siu that he was caught "red-handed" on June 25.

At 2 p.m. that day, continued DS1 Matches, Inspector Siu went to a cooked food stall at Nga Tsin Wai Road. He saw accused go up to the stall, pause a moment, and then leave quickly. Defendant then went to a fruit stall followed by Inspector Siu.

Ng asked the foki of the stall for 20 cents, which was paid immediately. When the money was handed over to accused, Inspector Siu arrested him with the money in his hand. In his other hand was found \$3.15 in 10-cent and 5-cent notes.

Paid Up

Subsequent inquiries brought to light the fact that defendant went to the cooked food stall on June 18 and 20. On each occasion he asked Kwan Kuen for 30 cents, and when Kwan refused to pay said: "I will have you arrested and you won't be able to have your stall here." As it was such a trivial sum, Kwan paid up on both occasions.

On June 25, continued DS1 Matches, when defendant went up to Kwan's stall he was asked to wait a little while as the complainant was busy. Instead of doing so, helped himself to 30 cents and walked off.

When questioned, the hawkers in the district said that they all paid because the amount was such a trivial one. The defendant was, however, found with \$30 in a pocket in his underpants, said DS1 Matches, who added that that sum was exclusive of the \$3.15 found in his hand.

The accused must have been working this racket for some time, for a foki of the fruit stall, who entered his employment only a month ago, stated that he was told by his predecessor that he would have to pay 20 cents every so often, said DS1 Matches. The hawkers referred to this collection as "san kwai."

Defendant, said DS1 Matches, claimed that he was collecting the money for sweeping the area around the stalls. This was refuted by the hawkers, who stated that no such work had been done by Ng Kam.

On His Worship declaring "we have to stop this sort of thing," DS1 Matches stated that "it is not often that we can get the man."

Housing Plans Reaction

The "Cooperative Home Construction Association," projected by Mr. U. Tat Chee and other Chinese leaders, and the "Co-operative Home-building Society," proposed by Mr. Hugh Bragg, President of the Kowloon Residents' Association, are receiving support from the general public.

The "China Mail" learned yesterday that more than 60 people of different nationalities have registered with Mr. Bragg for participation in the scheme of the Society, while Mr. U Tat Chee has already 145 names on his list.

The Kowloon Residents' Association's General Committee is meeting on Monday night to discuss the subject.

BUYING OF GOLD

The devaluation of Sterling, scare again gripped operators on the money market yesterday, resulting in a heavy buying of gold.

Opening at \$321.50 a tael it made a record spurt to \$350; but at the close it was easier and buyers reduced their offers to \$334.75.

Platinum also made a spurt, and after opening at \$120 a 100 it went up to \$118, closing easier at \$116.2.

Chinese National Currency futures opened at 12 cents for CN\$1,000 and closed at 101 cents. Spot opened at 14.45 cents and closed at 14.55 cents.

U.S. dollars were easier at \$4.90. Sterling and Australian pound notes were unchanged at \$12.80 and \$12.50.

WAR MEMORIAL FUND

Subscriptions received on July 10, 1947

The South China Morning Post Ltd.	\$ 5,000.00
The A.R.P. Wardens of the Western Division, H.K.	427.00

Total	\$ 5,427.00
H.K. Govt. Contribution	5,427.00
Received to 9/7/47	1,671,157.86
Grand Total	\$1,682,011.86

T. B. ASSOCIATION DONATIONS

The Hong Kong Anti-Tuberculosis Association acknowledges receipt of the following donations for the building fund—

Already acknowledged	\$67,037
The Fung Koon Rubber Manufacturing Ltd.	600
The Star Ferry Co. Ltd.	1,000
Mr. Henry R. Y. Yip	500
The Cosmo Club	55
Mr. H. H. Poon	100
Hong Kong Land Investment & Agency Co. Ltd.	50
Total	\$69,542

H.K. SHAI HOTELS DIVIDEND

Subject to audit of the accounts for the financial year ended December 31st, 1946, the directors of the Hong Kong and Shanghai Hotels, Limited, will recommend a dividend of \$1 a share for such year at the forthcoming ordinary yearly meeting of the Company to be held on Tuesday, August 12th, 1947.

P.O. CHANGES

From Monday next, the Money Order Office of the G.P.O. will be removed to the 1st floor, entrance at the corner of Pedder Street and Des Voeux Road. As from the same date ordinary mails for Canton (not registered or parcels) will be closed in the mornings instead of the previous evening. Times for closing will be Hong Kong G.P.O. 7.00 a.m. & Kowloon Post Office 7.30 a.m.

This will enable these dispatches to be sent by the morning "Express" to Canton.

POST OFFICE**MAIL NOTICE****Outward Mails**

Unless otherwise stated, Registered Articles and Parcel Posts close 30 minutes earlier than the time stated below—

FRIDAY, JULY 11	
Formosa via Keelung, 10 a.m.	
Danok, 10 a.m.	
Manila, 10 a.m.	
Tientsin (Kwangchowwan), Noon.	
Swatow and Hongkong, Noon.	
Canton (by Train), 1.30 p.m.	
Kobe, 2 p.m.	
Macao, Tientsin and Shantou, 4 p.m.	
Canton (by Train), 5 p.m.	
Almali for Bangkok, Rangoon, Calcutta, Karachi, Baku, Cairo, Johannesburg, Aguilas, Marseilles and London, Kowloon G.P.O. (Reg.) 8.30 p.m. (Ord.) 8 p.m.	
Almali for Singapore, Colombo, Bombay, Aden and Auckland, Kowloon G.P.O. (Reg.) 8.30 p.m. (Ord.) 8 p.m.	
Almali for Saigon and Paris, (Reg.) 8 p.m. (Ord.) 8.30 p.m.	
Almali for Japan (ordinary letters and cards only), 8.30 p.m.	
Almali for Amoy, Shanghai, Nanking, Hankow, Tientsin and Peking, (Reg.) 8 p.m. (Ord.) 8.30 p.m.	
Almali for Canton and Hoihow, (Reg.) 8 p.m. (Ord.) 8.30 p.m.	
Manila and Macassar, 8 p.m.	
Canada via Vancouver D.C., 8 p.m.	

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S.S. "WINGSANG"	To Keelung & Shanghai 15th July
S.S. "HINSANG"	To Shanghai 21st July
S.S. "TAKSANG"	To Straits & Cebu 29th July

ARRIVALS

S.S. "KWANSANG"	from Calcutta Straits & Saigon 13th July
S.S. "WINGSANG"	Shanghai & Keelung 13th July
S.S. "HINSANG"	from Sandakan 17th July

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Subject to alteration without notice.

All intending Passengers are requested to register their names as far as possible in advance of the time at which they wish to leave.

Agents: GLEN LINE LTD.

M.V. "ANCHISES" ... Loads for London Antwerp, Amsterdam Rotterdam and Hamburg Late July.

OUTWARD

S.S. "EURYMEDON"	Due from Antwerp, Rotterdam and London about 21st July.
S.S. "TITAN"	Due from Middlesbrough, London, Port Said via Straits about 24th July.

Managing Agents:**AUSTRALIA CHINA LINE**

M.V. "KAFIRISTAN" ... Due from Australia via Saigon about 14th July. Loads about 20th July For Manila, Sydney, Melbourne & Adelaide—accepts cargo for all New Zealand ports on through Bills of Lading.

M.V. "HINDUSTAN" ... Due from Australia and Shanghai about 15th July to complete discharge. Loads for Sydney, Melbourne & Adelaide early August. Accepts cargo for all New Zealand ports on through Bills of Lading.

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"PACIFIC TRANSPORT"	2nd Sept.	Manila & Cebu
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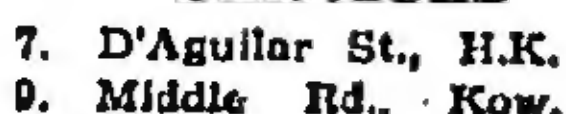
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It was pointed out that there is
a necessity for those who have
been registered after the claims
have been made by the
Trading with the Enemy
Commission in London to register
their claims locally.

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Enterprise, Limited, by WALTER
S. KEATES, Windsor House,
Hong Kong.

10.00—The Allen Roth Orchestra.
 10.00—London Relay News.
 10.00—Weather Report.
 10.00—Pablo Casals, Cello with
 piano accompaniment.
 10.00—Diset "Carmen" Act 2. By
 the Principals, Chorus and Orchestra
 of La Scala Opera Milan.
 10.00—Close Down